

This map is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

THESE EASEMENTS ARE ESTABLISHED BY 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

ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July, 2019, BY MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: April 19, 2020

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: JANET K. BROWN

CHUCK BROERMAN, RECORDER

56- 3.00
FEE: 50.00 BY: [Signature]

SETTLERS RANCH SUBDIVISION FILING NO. 2C 14487

A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, 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. 2C:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (S1/2 SE1/4 NE1/4) AND A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 23, 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 AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET 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 AN ANGLE POINT ON THE NORTHERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, THENCE N00°47'45"E ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A, A DISTANCE OF 662.45 FEET; THENCE S60°12'24"E, A DISTANCE OF 668.36 FEET; THENCE S68°28'34"E, A DISTANCE OF 60.00 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 201°84'37", AN ARC LENGTH OF 166.62 FEET (THE LONG CHORD OF WHICH BEARS S11°22'05"W, A LONG CHORD DISTANCE OF 165.75 FEET); THENCE S01°12'44"W, A DISTANCE OF 66.40 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°22'06", AN ARC LENGTH OF 77.41 FEET (THE LONG CHORD OF WHICH BEARS S05°23'47"W, A LONG CHORD DISTANCE OF 77.34 FEET) TO A POINT ON THE EXTERIOR BOUNDARY OF SAID TRACT A, SAID POINT ALSO BEING AN ANGLE POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 6542 AT PAGES 1086 & 1087 OF SAID COUNTY RECORDS; THENCE ALONG THAT LINE COMMON TO SAID TRACT A AND SAID TRACT OF LAND THE FOLLOWING THREE (3) COURSES: 1.) THENCE ALONG THE ARC OF A 530.00 FOOT 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°04'43"W, A LONG CHORD DISTANCE OF 688.39 FEET) TO A POINT OF TANGENCY; 2.) THENCE N89°27'04"W, A DISTANCE OF 78.29 FEET; 3.) THENCE S00°20'34"W, A DISTANCE OF 442.83 FEET; THENCE S84°48'35"W, A DISTANCE OF 183.62 FEET; THENCE S62°47'59"W, A DISTANCE OF 140.65 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LOT 5 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2B; THENCE ALONG THE WESTERLY LINE OF SAID TRACT A THE FOLLOWING NINE (9) COURSES: 1.) THENCE N39°09'25"W, A DISTANCE OF 511.96 FEET; 2.) THENCE ALONG THE ARC OF A 840.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°19'13", AN ARC LENGTH OF 92.66 FEET (THE LONG CHORD OF WHICH BEARS S47°40'40"W, A LONG CHORD DISTANCE OF 92.61 FEET); 3.) THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°59'15", AN ARC LENGTH OF 22.77 FEET (THE LONG CHORD OF WHICH BEARS S88°00'41"W, A LONG CHORD DISTANCE OF 20.65 FEET); 4.) THENCE N48°29'41"W, A DISTANCE OF 25.00 FEET; 5.) THENCE S41°29'54"W, A DISTANCE OF 60.00 FEET; 6.) THENCE N48°29'41"W, A DISTANCE OF 107.44 FEET; 7.) THENCE ALONG THE ARC OF A 100.55 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°30'50", AN ARC LENGTH OF 39.51 FEET (THE LONG CHORD OF WHICH BEARS S47°40'40"W, A LONG CHORD DISTANCE OF 39.26 FEET); 8.) THENCE N71°03'12"W, A DISTANCE OF 34.33 FEET; 9.) THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°06'20", AN ARC LENGTH OF 24.10 FEET (THE LONG CHORD OF WHICH BEARS N58°27'22"W, A LONG CHORD DISTANCE OF 23.91 FEET) TO AN ANGLE POINT ON THE NORTHERLY LINE OF LOT 4 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2B, SAID POINT ALSO BEING AN ANGLE POINT ON THE EASTERLY LINE OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2A, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE ALONG THAT LINE COMMON TO SAID TRACT A AND SAID TRACT OF LAND THE FOLLOWING FOUR (4) COURSES: 1.) THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°03'20", AN ARC LENGTH OF 31.73 FEET (THE LONG CHORD OF WHICH BEARS N29°22'31"W, A LONG CHORD DISTANCE OF 31.29 FEET); 2.) THENCE S77°09'09"W, A DISTANCE OF 378.93 FEET; 3.) THENCE N27°16'21"W, A DISTANCE OF 250.04 FEET; 4.) THENCE N27°16'21"W, A DISTANCE OF 427.52 FEET TO THE NORTHERLY COMMON CORNER OF SAID TRACTS; THENCE S85°57'46"E ALONG THE NORTHERLY LINE OF TRACT A OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2B, A DISTANCE OF 1252.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 33.55 ACRES OF LAND, MORE OR LESS.

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C - TRACT A-1:

SEE PAGE 5 OF 5 DETAILS.

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C - TRACT A-2:

SEE PAGE 5 OF 5 DETAILS.

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C - TRACT A-3:

SEE PAGE 5 OF 5 DETAILS.

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C - TRACT B:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 23, 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 AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET 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 SOUTHWEST CORNER OF SAID TRACT A, THENCE ALONG THE WESTERLY LINE OF SAID TRACT A THE FOLLOWING FIFTEEN (15) COURSES: 1.) THENCE N00°03'29"W, A DISTANCE OF 50.70 FEET; 2.) THENCE N21°22'41"W, A DISTANCE OF 472.97 FEET; 3.) THENCE N28°38'44"E, A DISTANCE OF 50.82 FEET; 4.) THENCE S83°39'08"E, A DISTANCE OF 338.72 FEET; 5.) THENCE ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°35'12", AN ARC LENGTH OF 80.31 FEET (THE LONG CHORD OF WHICH BEARS N07°37'32"W, A LONG CHORD DISTANCE OF 80.22 FEET); 6.) THENCE N70°45'47"W, A DISTANCE OF 312.26 FEET; 7.) THENCE N25°52'09"W, A DISTANCE OF 158.43 FEET; 8.) THENCE N47°08'56"E, A DISTANCE OF 362.83 FEET; 9.) THENCE ALONG THE ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°21'07", AN ARC LENGTH OF 268.47 FEET (THE LONG CHORD OF WHICH BEARS N61°03'37"W, A LONG CHORD DISTANCE OF 262.03 FEET); 10.) THENCE N79°14'11"W, A DISTANCE OF 137.98 FEET; 11.) THENCE N10°45'59"E, A DISTANCE OF 60.00 FEET; 12.) THENCE S79°14'11"E, A DISTANCE OF 137.98 FEET; 13.) THENCE ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°52'45", AN ARC LENGTH OF 118.27 FEET (THE LONG CHORD OF WHICH BEARS S72°17'49"E, A LONG CHORD DISTANCE OF 115.99 FEET); 14.) THENCE N24°38'34"E, A DISTANCE OF 321.65 FEET; 15.) THENCE N87°07'30"E, A DISTANCE OF 202.27 FEET; THENCE N62°47'59"E, A DISTANCE OF 140.65 FEET; THENCE N64°48'35"E, A DISTANCE OF 183.62 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23; THENCE S00°20'34"W ALONG SAID EAST LINE, A DISTANCE OF 440.66 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S001°24"W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SW1/4 SE1/4) OF SAID SECTION 23, A DISTANCE OF 1023.25 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1781 AT PAGE 415 OF SAID COUNTY RECORDS; THENCE N89°59'28"W, A DISTANCE OF 199.91 FEET; THENCE S00°20'31"W, A DISTANCE OF 210.03 FEET TO THE NORTHEAST CORNER OF PARCEL 17A, AS RECORDED UNDER RECEPTION NO. 210041511 OF SAID COUNTY RECORDS; THENCE N90°00'00"W ALONG THAT LINE COMMON TO SAID PARCEL 17A AND SAID TRACT A, A DISTANCE OF 397.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 22.51 ACRES OF LAND, MORE OR LESS.

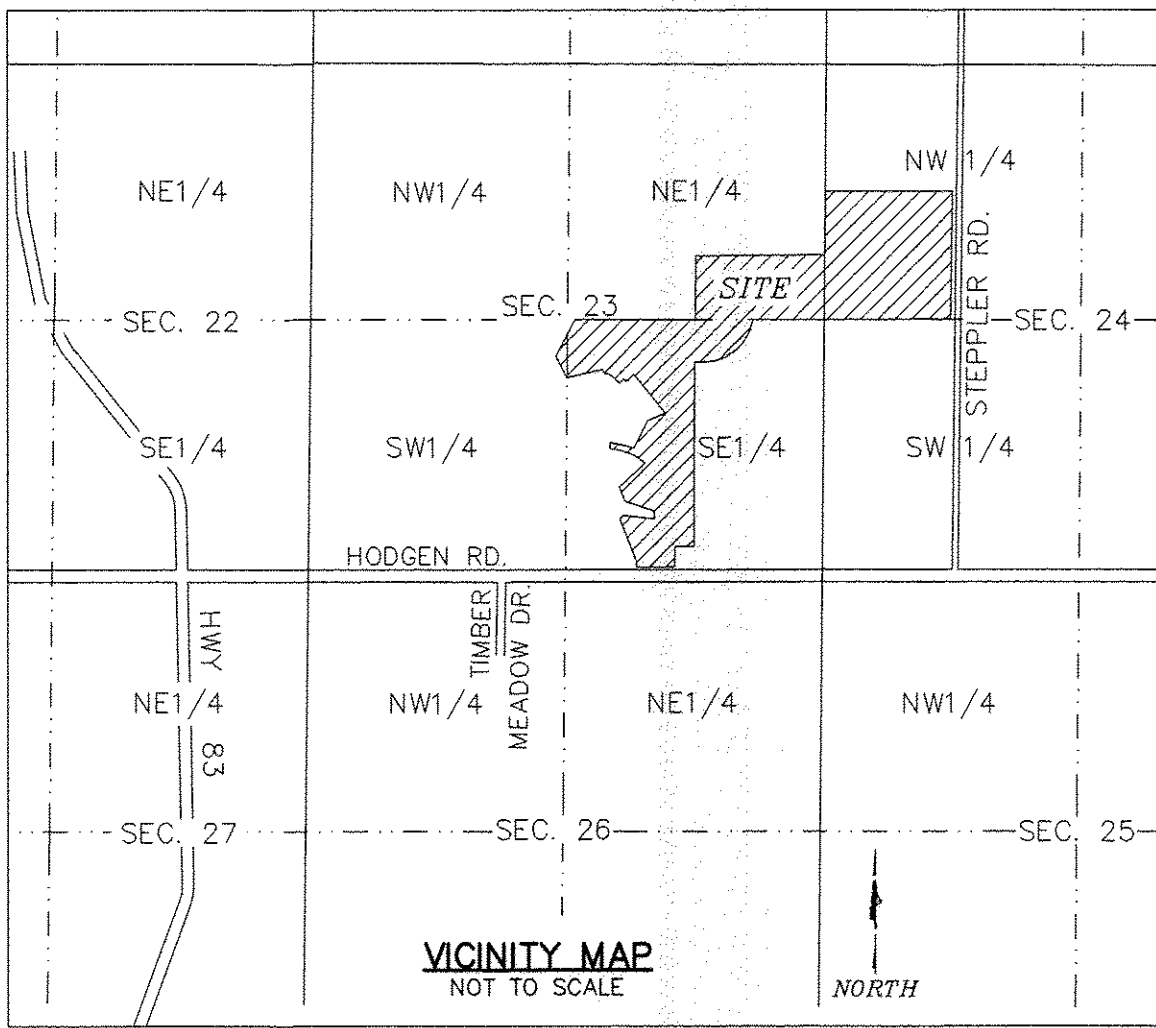
TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C - TRACT C:

SEE PAGE 5 OF 5 DETAILS.

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 AND SUBDIVISIONS AS SHOWN HEREON UNDER THE NAME OF "SETTLERS RANCH SUBDIVISION FILING NO. 2C" AND HAS HEREBY PLATTED SAID LANDS INTO 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 THEREOF. THE 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.



COUNTY APPROVAL - BOCC:

APPROVAL IS GRANTED THIS 22nd DAY OF July, 2019, A.D.

Mark W. Davis
PRESIDENT, BOARD OF COUNTY COMMISSIONERS

COUNTY APPROVAL - PCD:

APPROVAL IS GRANTED THIS 12th DAY OF March, 2020, A.D.

Director, Planning and Community Development Department

FEES:

DRAINAGE FEE: 0
BRIDGE FEE: 0
SCHOOL FEE: 33,388 - District 38
PARK FEE: 9,4730.00 - Resurgence 2

FLOOD PLAIN CERTIFICATION:

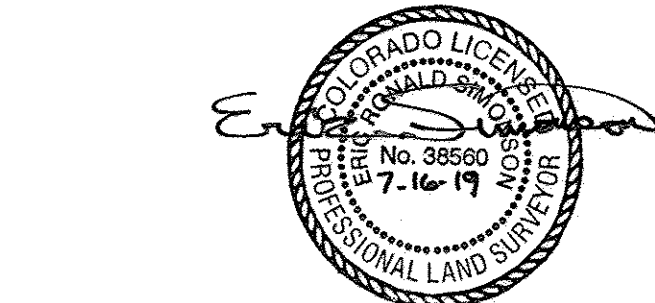
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C03050 (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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 HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THE 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 SIMONSEN, COLORADO PLS NO. 38560
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.

RECORDING:

STATE OF COLORADO } ss
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 1:16 P.M. ON THIS 19th DAY OF March, 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 22014487 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

56- 3.00
FEE: 50.00 BY: [Signature]

NOTES:

1. ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC. 23" AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AND A 3" GALVANIZED STEEL CAP (ILLEGIBLE) AT THE CENTER ONE-QUARTER (C1/4) CORNER OF SAID SECTION 23.

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. 570-7080864-370-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.

8. THE PROPERTY IS SUBJECT TO RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS AS SET FORTH BELOW, WHICH PROVIDES THAT ALL SECTION LINES, TOWNSHIP LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE SEPARATING RANGES 65 WEST AND 66 WEST ARE DECLARED TO BE PUBLIC HIGHWAYS HAVING A WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINE, TOWNSHIP LINE OR RANGE LINES AS RECORDED OCTOBER 3, 1887 IN ROAD BOOK A AT PAGE 78.

9. THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE DOUGLAS COUNTY SOIL CONSERVATION DISTRICT AS EVIDENCED BY CERTIFICATES RECORDED OCTOBER 10, 1960 AT RECEPTION NO. 169543 AND NOVEMBER 25, 1974 IN BOOK 2719 AT PAGE 740.

10. THE PROPERTY IS SUBJECT TO MINERAL AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED JULY 6, 1978 IN BOOK 3008 AT PAGE 602, AND ANY AND ALL ASSIGNMENTS OR INTEREST THEREOF.

11. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED SEPTEMBER 11, 1978 IN BOOK 3083 AT PAGE 704.

12. THE PROPERTY IS SUBJECT TO A 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. (AS SHOWN ON PLAT, PAGE 2 AND PAGE 3 OF 4)

13. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO PEOPLES NATURAL GAS COMPANY RECORDED JULY 11, 1988 IN BOOK 5630 AT PAGE 329. (AS SHOWN ON PLAT, PAGE 2 AND PAGE 3 OF 4)

14. THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT AS EVIDENCED BY RESOLUTION RECORDED JULY 12, 2004 AT RECEPTION NO. 204115972 AND MAY 25, 2005 AT RECEPTION NO. 205075970.

15. THE PROPERTY IS SUBJECT TO FINDING OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFERREE AS CONTAINED IN DECREE RECORDED JANUARY 14, 2005 AT RECEPTION NO. 205007424. SPECIAL WARRANTY DEED RECORDED IN CONJUNCTION THEREWITH JANUARY 24, 2006 AT RECEPTION NO. 206010007.

16. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AS CONTAINED IN RESOLUTION NO. 05-23 BY THE BOARD OF COUNTY COMMISSIONERS RECORDED MARCH 28, 2005 AT RECEPTION NO. 205042852.

17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AS CONTAINED IN SETTLERS RANCH SUBDIVISION PUD DEVELOPMENT GUIDELINES RECORDED MAY 17, 2005 AT RECEPTION NO. 205071101.

18. THE PROPERTY IS SUBJECT TO NOTES, REGULATIONS, RESTRICTIONS AND OTHER MATTERS AS SHOWN OR SET FORTH ON THE PUD DEVELOPMENT PLAN FOR SETTLERS RANCH RECORDED MAY 17, 2005 AT RECEPTION NO. 205071102.

19. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON FACT, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER EXPRESSION, GENDER IDENTITY, GENDER IDENTIFICATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010000.

20. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE BYLAWS OF SETTLERS RANCH HOMEOWNERS ASSOCIATION RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010006.

21. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052702. (DOES NOT AFFECT SUBJECT PROPERTY)

22. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052703. (DOES NOT AFFECT SUBJECT PROPERTY)

23. THE PROPERTY IS SUBJECT TO ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE UNITED STATES, THE STATE OF COLORADO OR THE PUBLIC, WHICH EXISTS OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF ANY CREEK OR STREAM OVER THE HEREIN DESCRIBED PARCEL.

24. THE PROPERTY IS SUBJECT TO RIGHTS OF OTHERS IN AND TO THE PUBLIC RIGHT OF WAYS KNOWN AS HODGEN ROAD AND STEPLER ROAD.

25. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 4, 2010 AT RECEPTION NO. 210041512.

26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213140817.

27. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 13-395 RECORDED NOVEMBER 27, 2013 AT RECEPTION NO. 213143070.

28. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 08-159 RECORDED MARCH 6, 2014 AT RECEPTION NO. 214018537.

29. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-115 RECORDED MARCH 6, 2016 AT RECEPTION NO. 215022556.

30. THE PROPERTY IS SUBJECT TO EASEMENTS, NOTES AND NOTICES AS SET FORTH ON THE RECORDED PLAT OF SETTLERS RANCH SUBDIVISION NO. 24 RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213715405.

31. THE PROPERTY IS SUBJECT TO MASTER PLAT SETTLERS RANCH SUBDIVISION NO. 2 RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213140616.

32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-159 RECORDED MARCH 16, 2014 UNDER RECEPTION NO. 214018537.

33. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-115 RECORDED APRIL 12, 2017 UNDER RECEPTION NO. 217041664.

34. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 17-115 RECORDED APRIL 12, 2017 UNDER RECEPTION NO. 217041664.

35. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY RECORDED MARCH 15, 2017 UNDER RECEPTION NO. 217029960. (NOT PLATTABLE)

36. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION RECORDED DECEMBER 4, 2017 UNDER RECEPTION NO. 217714062.

37. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 4, 2017 UNDER RECEPTION NO. 217146309.

38. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 18-68 RECORDED FEBRUARY 20, 2018 UNDER RECEPTION NO. 218019701.

39. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

40. 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.

41. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.

42. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION REPORT, EROSION CONTROL REPORT AND TRAFFIC MEMORANDUM.

43. ALL DEVELOPMENT WITHIN SETTLERS RANCH SUBDIVISION FILING NO. 2C SHALL COMPLY WITH THE DEVELOPMENT GUIDE AS RECORDED AT RECEPTION NO. 205071101, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

NOTES (CONT'D):

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

9. SIGHT TRIANGLES (25' X 25' AT THE INTERIOR STREET INTERSECTIONS AND 50' X 50' AT THE SETTLERS RANCH ROAD AND STEPLER ROAD INTERSECTION), 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.

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

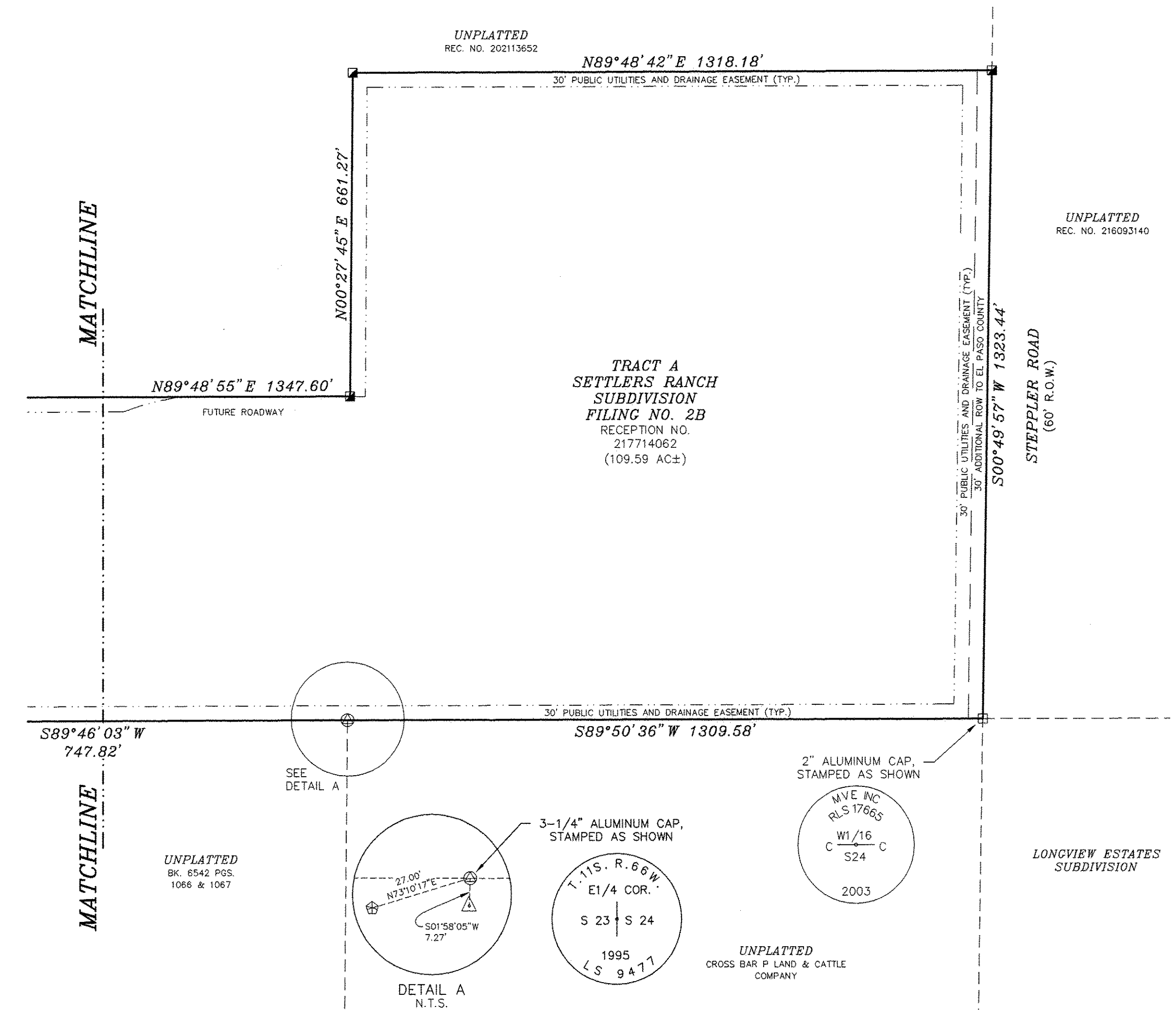
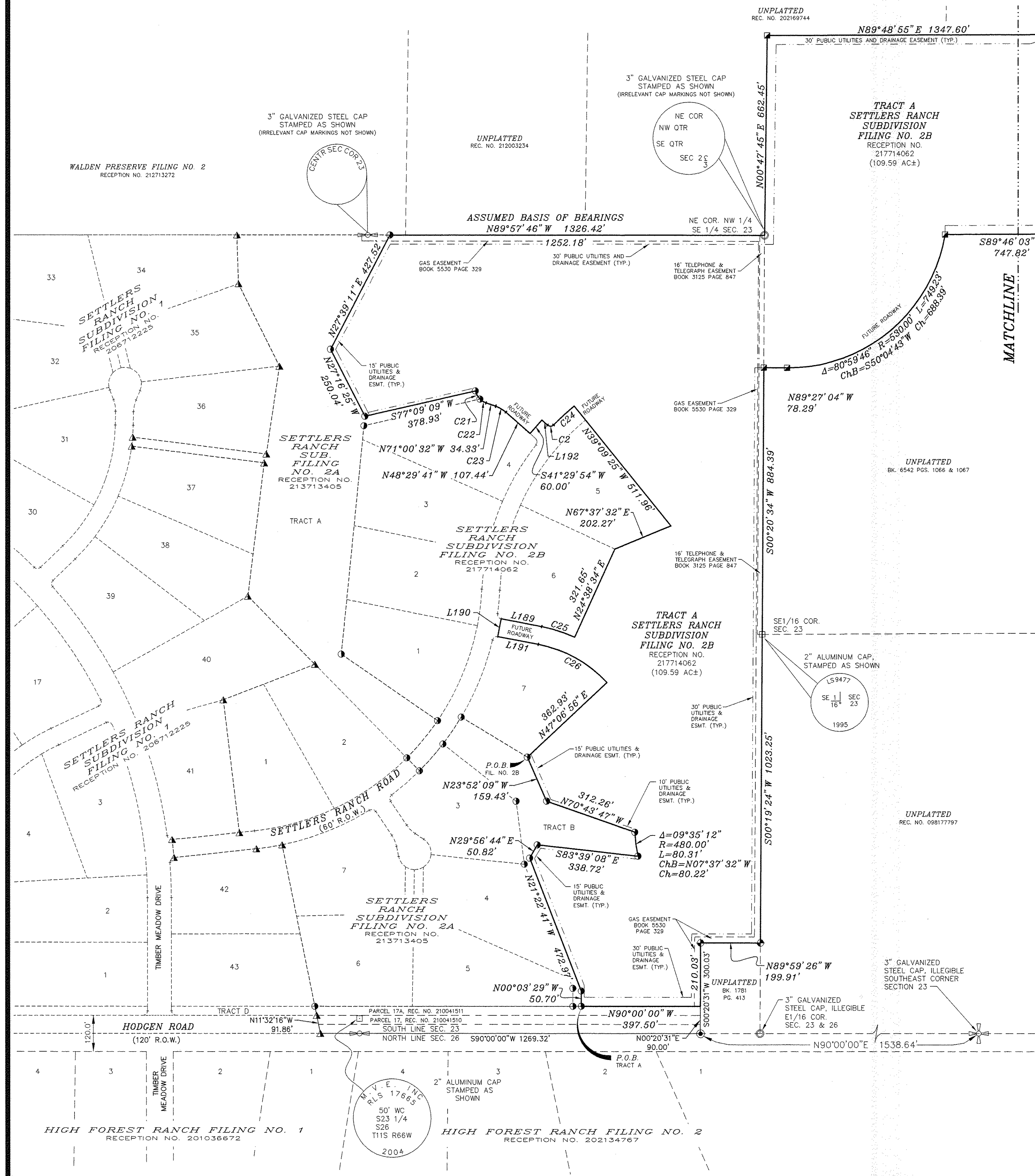
12. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE WATER COURT DECREE ENTERED IN CASE NO. 03C0350 (DIVISION) 2 AND CASE NO. 03C0241 (DIVISION) 1, AND THE COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERS 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. 03C0350 AND CASE NO. 03C0241 FOR USE IN THIS AUGMENTATION PLAN.

SETTLERS RANCH SUBDIVISION FILING NO. 2C

14487

A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



LEGEND:

- ① SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- ② 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 SECTION CORNER STAMPED AS SHOWN
- ⊙ 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"

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L189	S79°14'11"E	137.98'
L190	N10°45'59"E	60.00'
L191	N79°14'11"W	137.98'
L192	N48°29'41"W	25.00'

PROPERTY LINE CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C2	86°59'15"	15.00'	22.77'	S88°00'41"W	20.65'
C21	33°03'20"	55.00'	31.73'	N29°22'31"W	31.29'
C22	25°06'20"	55.00'	24.10'	N58°27'22"W	23.91'
C23	22°30'50"	100.55'	39.51'	N59°45'07"W	39.26'
C24	06°19'13"	840.00'	92.66'	S47°40'40"W	92.61'
C25	13°52'45"	480.00'	116.27'	S72°17'49"E	115.99'
C26	36°21'07"	420.00'	266.47'	N61°03'37"W	262.03'

REVISION DATE: APRIL 25, 2019 (MODIFY PLAT FOR NEW TRACTS PER COUNTY COMMENTS)
 REVISION DATE: FEBRUARY 6, 2019 (PER COUNTY COMMENTS)
 DATE OF PREPARATION: MAY 24, 2018

SETTLERS RANCH SUBDIVISION FILING NO. 2C
 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: 18072FP2C.DWG PAGE 2 OF 5

AS PLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

SCALE: 1" = 200'
 JOB NO.: 18072
 MAY 24, 2018

PCD File No. SF-18-018

14487

120-54



- ① SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- ① 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 SECTION CORNER STAMPED AS SHOWN
- ⊕ 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"

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L189	S79°14'11"E	137.98'
L190	N10°45'59"E	60.00'
L191	N79°14'11"W	137.98'
L192	N48°29'41"W	25.00'

PROPERTY LINE CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.	
C2	86°59'15"	15.00'	22.77'	S88°00'41" W	20.65'	
C3	33°03'20"	55.00'	31.73'	N29°22'31" W	31.29'	
C22	25°06'20"	55.00'	24.10'	N58°27'22" W	23.91'	
C23	22°30'50"	100.55'	39.51'	N59°45'07" W	39.26'	
C24	06°19'13"	840.00'	32.66'	S24°40'40" W	32.61'	
C35	1°35'42"	450.00'	1.51'	S72°17'49" W	115.99'	
C26	16°21'07"	420.00'	266.47'	N91°03'37" E	262.03'	

REVISION DATE: MAY 28, 2019 (PER COUNTY COMMENTS)
REVISION DATE: APRIL 25, 2019 (MODIFY PLAT FOR NEW TRACTS PER COUNTY COMMENTS)
REVISION DATE: FEBRUARY 6, 2019 (PER COUNTY COMMENTS)
DATE OF PREPARATION: MAY 24, 2018

SETTLERS RANCH SUBDIVISION FILING NO. 2C
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

RAMPART
SURVEYS, LLC

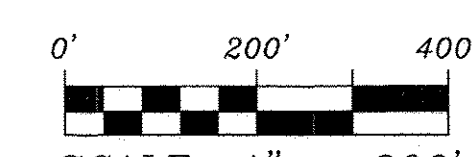
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 18072FP2C.DWG

PAGE 3 OF 5

AS REPLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN



SCALE: 1" = 200'

JOB NO : 18072

MAY 24, 2018

PCD File No. SF-18-018

SETTLERS RANCH SUBDIVISION FILING NO. 2C

A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L192	N48°29'41" W	25.00'

PROPERTY LINE CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C2	86°59'15"	15.00'	22.77'	S88°00'41" W	20.65'
C21	33°03'20"	55.00'	31.73'	N29°22'31" W	31.29'
C22	25°06'20"	55.00'	24.10'	N58°27'22" W	23.91'
C23	22°30'50"	100.55'	39.51'	N59°45'07" W	39.26'
C24	06°19'13"	840.00'	92.66'	S47°40'40" W	92.61'

SLOPE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L40	S72°53'58" W	81.85'
L41	S31°24'28" W	30.66'
L42	S68°23'51" W	67.48'
L43	N68°47'21" E	40.86'
L44	N42°18'21" E	80.55'
L45	N57°45'17" E	81.81'
L46	S89°29'19" E	69.33'
L47	N67°56'43" E	73.79'
L48	S84°26'32" E	26.51'
L49	N82°43'26" E	215.65'
L50	N64°34'29" E	60.86'
L51	N89°29'02" E	18.00'
L52	N00°20'34" E	7.14'
L53	S11°42'37" W	92.57'
L54	S04°33'23" E	31.44'
L55	S81°07'55" E	20.02'
L56	S07°25'41" E	94.90'
L57	S08°22'34" W	117.15'
L58	S22°46'41" W	88.16'
L59	S30°22'16" W	99.11'
L60	S62°53'14" W	103.90'
L61	S49°01'01" W	114.80'
L62	S76°47'12" W	61.14'
L63	S85°42'23" W	71.51'
L64	S90°00'00" W	206.79'
L65	S81°30'16" W	40.02'
L66	N86°34'39" W	106.65'
L67	S89°00'43" W	52.78'
L68	S85°56'20" W	53.62'
L69	S59°22'07" W	83.01'
L70	S30°51'13" W	54.46'
L71	S67°24'40" W	55.55'
L72	S46°14'24" W	74.96'
L73	N45°54'54" W	75.96'
L74	N50°51'35" W	63.89'
L75	N23°55'23" W	102.71'
L76	N74°32'10" W	78.60'
L77	S52°23'59" W	69.15'
L78	S04°44'37" W	60.84'
L79	S31°22'44" E	59.86'

SLOPE EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C9	07°01'54"	530.00'	467.60'	S39°46'02" W	452.58'
C10	02°03'18"	530.00'	19.01'	S02°14'23" W	19.01'
C11	38°10'50"	470.00'	313.20'	S20°18'09" W	307.43'
C12	26°42'27"	470.00'	219.08'	S55°36'18" W	217.10'
C13	21°37'11"	470.00'	177.35'	S79°46'07" W	176.30'
C14	11°56'05"	840.00'	174.97'	S60°14'30" W	174.65'
C15	08°10'40"	840.00'	119.89'	S48°36'24" W	119.79'

CURVE TABLE; NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C20	01°58'21"	530.00'	18.25'	N22°30'37" E	18.25'
C21	31°54'31"	100.55'	56.00'	N07°32'32" E	55.28'
C22	25°23'33"	62.00'	273.12'	S62°12'57" E	100.07'
C23	38°35'30"	100.55'	67.73'	S44°57'35" W	66.45'

AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

LEGEND:

- ① SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- ① 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 SECTION CORNER STAMPED AS SHOWN
- ⊞ 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
- NO BUILD AREA

REVISION DATE: MAY 28, 2019 (PER COUNTY COMMENTS)
REVISION DATE: APRIL 25, 2019 (MODIFY PLAT FOR NEW TRACTS PER COUNTY COMMENTS)
REVISION DATE: FEBRUARY 6, 2019 (PER COUNTY COMMENTS)
DATE OF PREPARATION: MAY 24, 2018

SETTLERS RANCH SUBDIVISION FILING NO. 2C
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: 18072FP2C.DWG PAGE 4 OF 5

SCALE: 1" = 100'
JOB NO.: 18072
MAY 24, 2018

SETTLERS RANCH SUBDIVISION FILING NO. 2C

14487

A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION: SETTLERS RANCH SUB. FILING NO. 2C - TRACT A-1:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23 AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) OF SECTION 24, 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 AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET 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);

COMMENCING AT AN ANGLE POINT ON THE NORTHERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A, A DISTANCE OF 662.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N89°48'55"E, A DISTANCE OF 1071.36 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 68°17'29", AN ARC LENGTH OF 631.71 FEET (THE LONG CHORD OF WHICH BEARS S55°40'11"W, A LONG CHORD DISTANCE OF 594.98 FEET); THENCE N60°12'24"W, A DISTANCE OF 668.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.26 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C - TRACT C:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23 AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) OF SECTION 24, 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 AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET 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);

COMMENCING AT AN ANGLE POINT ON THE NORTHERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A, A DISTANCE OF 662.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N89°48'55"E, A DISTANCE OF 644.24 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°32'53", AN ARC LENGTH OF 311.39 FEET (THE LONG CHORD OF WHICH BEARS N69°32'29"E, A LONG CHORD DISTANCE OF 304.93 FEET); THENCE N49°16'02"E, A DISTANCE OF 148.50 FEET; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°33'55", AN ARC LENGTH OF 362.73 FEET (THE LONG CHORD OF WHICH BEARS N70°03'00"E, A LONG CHORD DISTANCE OF 354.82 FEET); THENCE S89°10'03"E, A DISTANCE OF 218.80 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT A; THENCE S00°49'57"W ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 60.00 FEET; THENCE N89°10'03"W, A DISTANCE OF 218.80 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°33'55", AN ARC LENGTH OF 319.20 FEET (THE LONG CHORD OF WHICH BEARS S70°03'00"W, A LONG CHORD DISTANCE OF 312.25 FEET); THENCE S49°16'02"W, A DISTANCE OF 148.50 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°32'53", AN ARC LENGTH OF 311.39 FEET (THE LONG CHORD OF WHICH BEARS S69°32'29"W, A LONG CHORD DISTANCE OF 304.93 FEET); THENCE S89°48'55"W, A DISTANCE OF 644.24 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°32'53", AN ARC LENGTH OF 311.39 FEET (THE LONG CHORD OF WHICH BEARS S55°40'11"W, A LONG CHORD DISTANCE OF 527.62 FEET); THENCE N68°28'34"W, A DISTANCE OF 60.00 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°17'29", AN ARC LENGTH OF 631.71 FEET (THE LONG CHORD OF WHICH BEARS N55°40'11"E, A LONG CHORD DISTANCE OF 594.98 FEET) TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.14 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C - TRACT A-2:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (N1/2 SW1/4 NW1/4) OF SECTION 24, 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 AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SECTION 23 OF SAID TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., 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);

COMMENCING AT AN ANGLE POINT ON THE NORTHERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A THE FOLLOWING TWO (2) COURSES; 1.) THENCE N00°47'45"E, A DISTANCE OF 662.45 FEET; 2.) THENCE N89°48'55"E, A DISTANCE OF 1347.60 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID TRACT A, THE FOLLOWING THREE (3) COURSES; 1.) THENCE N00°27'45"E, A DISTANCE OF 661.27 FEET; 2.) THENCE N89°48'42"E, A DISTANCE OF 1318.18 FEET; 3.) THENCE S00°49'57"W, A DISTANCE OF 343.06 FEET; THENCE N89°10'03"W, A DISTANCE OF 218.80 FEET; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°33'55", AN ARC LENGTH OF 362.73 FEET (THE LONG CHORD OF WHICH BEARS S70°03'00"W, A LONG CHORD DISTANCE OF 354.82 FEET); THENCE S49°16'02"W, A DISTANCE OF 148.50 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 40°32'53", AN ARC LENGTH OF 311.39 FEET (THE LONG CHORD OF WHICH BEARS S69°32'29"W, A LONG CHORD DISTANCE OF 304.93 FEET); THENCE S89°48'55"W, A DISTANCE OF 368.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 15.59 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C - TRACT A-3:

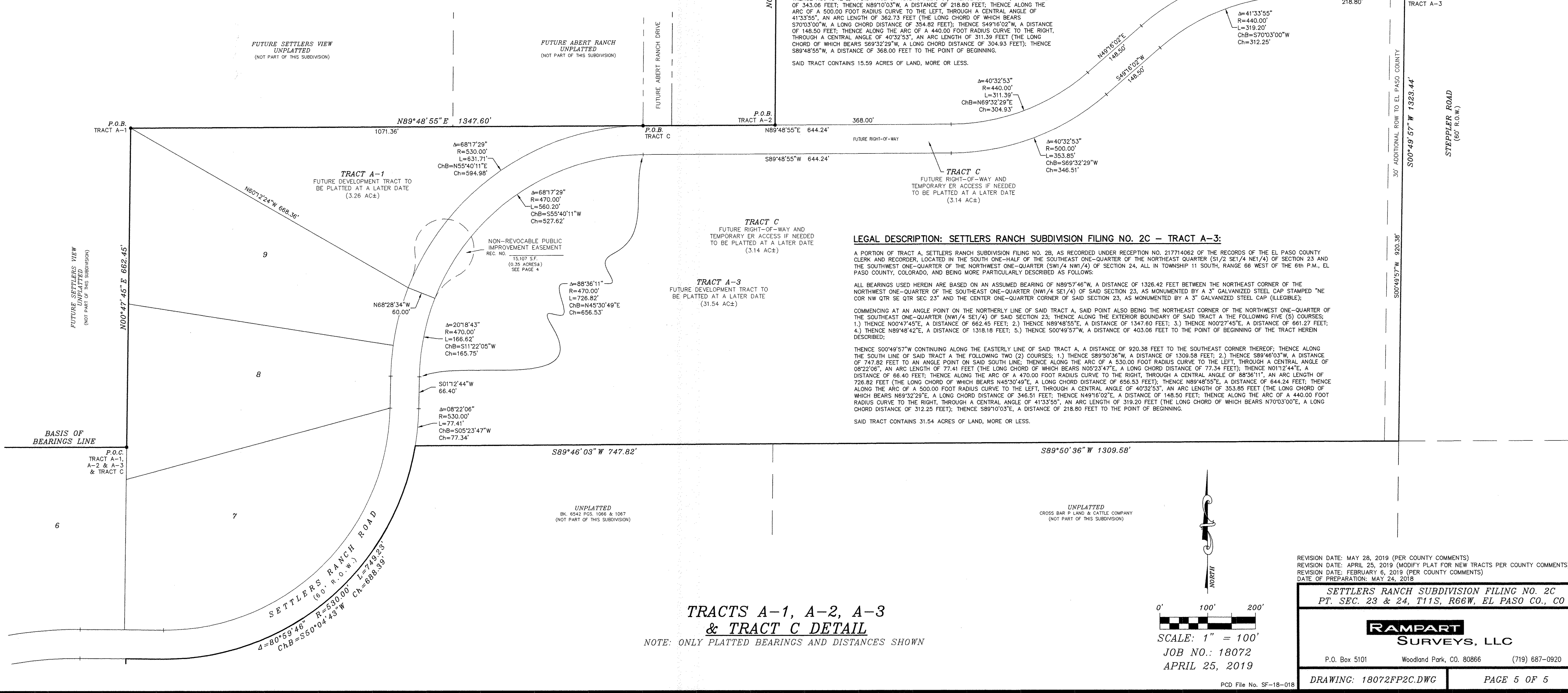
A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23 AND THE SOUTHWEST ONE-QUARTER 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 AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET 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);

COMMENCING AT AN ANGLE POINT ON THE NORTHERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A THE FOLLOWING FIVE (5) COURSES; 1.) THENCE N00°47'45"E, A DISTANCE OF 662.45 FEET; 2.) THENCE N89°48'55"E, A DISTANCE OF 1347.60 FEET; 3.) THENCE N00°27'45"E, A DISTANCE OF 661.27 FEET; 4.) THENCE N89°48'42"E, A DISTANCE OF 1318.18 FEET; 5.) THENCE S00°49'57"W, A DISTANCE OF 403.06 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

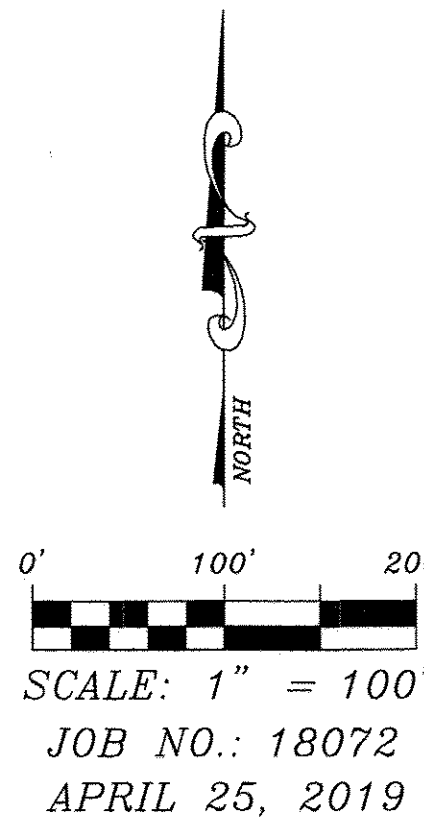
THENCE S00°49'57"W CONTINUING ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 920.38 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACT A THE FOLLOWING TWO (2) COURSES; 1.) THENCE S89°50'36"W, A DISTANCE OF 1309.58 FEET; 2.) THENCE S89°46'03"W, A DISTANCE OF 747.82 FEET TO AN ANGLE POINT ON SAID SOUTH LINE; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 68°17'29", AN ARC LENGTH OF 77.41 FEET (THE LONG CHORD OF WHICH BEARS N05°23'47"E, A LONG CHORD DISTANCE OF 77.34 FEET); THENCE N01°12'44"E, A DISTANCE OF 66.40 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°36'11", AN ARC LENGTH OF 726.82 FEET (THE LONG CHORD OF WHICH BEARS N45°30'49"E, A LONG CHORD DISTANCE OF 656.53 FEET); THENCE N89°48'55"E, A DISTANCE OF 644.24 FEET; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°32'53", AN ARC LENGTH OF 353.85 FEET (THE LONG CHORD OF WHICH BEARS N69°32'29"E, A LONG CHORD DISTANCE OF 346.51 FEET); THENCE N49°16'02"E, A DISTANCE OF 148.50 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°33'55", AN ARC LENGTH OF 319.20 FEET (THE LONG CHORD OF WHICH BEARS N70°03'00"E, A LONG CHORD DISTANCE OF 312.25 FEET); THENCE S89°10'03"E, A DISTANCE OF 218.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31.54 ACRES OF LAND, MORE OR LESS.



TRACTS A-1, A-2, A-3 & TRACT C DETAIL

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN



REVISION DATE: MAY 28, 2019 (PER COUNTY COMMENTS)
REVISION DATE: APRIL 25, 2019 (MODIFY PLAT FOR NEW TRACTS PER COUNTY COMMENTS)
REVISION DATE: FEBRUARY 6, 2019 (PER COUNTY COMMENTS)
DATE OF PREPARATION: MAY 24, 2019

SETTLERS RANCH SUBDIVISION FILING NO. 2C
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: 18072FP2C.DWG PAGE 5 OF 5

Chuck Broerman
03/19/2020 01:16:06 PM
Doc \$0.00 5
Rec \$53.00 Pages

El Paso County, CO



220714487

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
	5	
Reception Fee	Number of Pages	File Number
Settlers Ranch Subdivision Filing No 2C		
Name of Plat		
Hodgen Settlers Ranch LLC		
Owner's Name		
Subdivision <input checked="" type="checkbox"/>	Condominium <input type="checkbox"/>	