



**PRIVATE STORMWATER FACILITY AND WETLAND  
MAINTENANCE AGREEMENT AND EASEMENT**

This PRIVATE STORMWATER FACILITY MAINTENANCE AGREEMENT AND EASEMENT (Agreement) is made by and between EL PASO COUNTY by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (County) and TIMBERRIDGE DEVELOPMENT GROUP, LLC (Developer) and THE RETREAT METROPOLITAN DISTRICT (Metro District), a quasi-municipal corporation and political subdivision of the State of Colorado, and SR LAND, LLC, MORLEY-BENTLEY INVESTMENTS, LLC, and TRADER VICS INVESTMENTS, LP (collectively, Owners). The above may occasionally be referred to herein singularly as "Party" and collectively as "Parties."

Recitals

A. WHEREAS, the Metro District provides various municipal services to certain real property in El Paso County, Colorado referred to as THE RETREAT AT TIMBERRIDGE; and

B. WHEREAS, Developer is the owner of certain real estate (the Subject Property) in El Paso County, Colorado, which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference; and

C. WHEREAS, Owners are the owners of certain real property adjacent to or downstream of the Subject Property onto which developed stormwater runoff will be discharged, which property is legally described in Exhibit C attached hereto and incorporated herein by this reference (the Downstream Property); and

D. WHEREAS, Developer desires to plat and develop on the Subject Property a Subdivision to be known as THE RETREAT AT TIMBERRIDGE FILING NO. 1 (the Development); and

E. WHEREAS, the development of the Subject Property will materially increase the volume and decrease the quality of stormwater runoff from the Property; therefore, it is in the best interest of the public health, safety and welfare for the County to condition approval of this Development on Developer's promise to construct adequate stormwater control facilities including permanent stormwater quality structural Best Management Practices ("BMPs") for the Development; and

F. WHEREAS, the El Paso County Land Development Code, as periodically amended, requires the construction and maintenance of detention ponds and other drainage facilities adequate to maintain historic stormwater flow patterns, protect natural and man-made drainage conveyances, and prevent property damage in connection with land development and subdivisions, and further requires that developers enter into maintenance agreements and easements with the County for such drainage facilities; and

G. WHEREAS, the El Paso County Drainage Criteria Manual, Volume 2, as amended by Appendix I of the El Paso County Engineering Criteria Manual (ECM), as each may be

periodically amended, promulgated pursuant to the County's Colorado Discharge Permit System General Permit (MS4 Permit), which MS4 Permit requires that the County take measures to protect the quality of stormwater from sediment and other contaminants, requires subdividers, developers, landowners, and owners of facilities located in the County's rights-of-way or easements to provide adequate permanent stormwater quality facilities and BMPs with new development or significant redevelopment and to enter into maintenance agreements and easements with the County for such facilities and BMPs; and

H. WHEREAS, Section 2.9 of the El Paso County Drainage Criteria Manual, Volume I provides for a developer's promise to maintain a development's drainage facilities in the event the County does not assume such responsibility; and

I. WHEREAS, Developer desires to construct for the Development drainage conveyance facilities, detention basins, stormwater control measures, and/or permanent stormwater quality BMPs (collectively, "Stormwater Facilities") as the means for providing adequate drainage and stormwater runoff control and to meet the requirements of the County's MS4 Permit, and to operate, clean, maintain and repair such Stormwater Facilities; and

J. WHEREAS, Developer desires to construct the onsite Stormwater Facilities on property as set forth on Exhibit B attached hereto and incorporated herein by this reference (the Onsite Stormwater Facilities Area) and desires to construct the offsite Stormwater Facilities on the Downstream Property described in Exhibit C within the area described in Exhibit D, attached hereto and incorporated herein by this reference (the Offsite Stormwater Facilities Area); and

K. WHEREAS, Owners shall be charged herein with the duties of providing the easements and access to the offsite Stormwater Facilities on the Downstream Property; and

L. WHEREAS, Developer desires to construct and/or maintain wetlands on property as set forth on Exhibit E attached hereto and incorporated herein by this reference (the Wetlands Maintenance Area) in conjunction with the Development, as required by the U.S. Army Corps of Engineers; and

M. WHEREAS, Developer shall be charged with the duty of constructing the Stormwater Facilities and wetlands and the Metro District shall be charged with the duties of operating, maintaining and repairing the Stormwater Facilities and any appurtenant improvements on the property described in Exhibits B and D and the wetlands on the property described in Exhibit E; and

N. WHEREAS, the County, in order to protect the public health, safety and welfare, desires the means to access, construct, maintain, and repair the Stormwater Facilities, and to recover its costs incurred in connection therewith, in the event the Developer or District fails to meet their obligations to do the same; and

O. WHEREAS, the County conditions approval of this Development on the Developer's promise to construct the Stormwater Facilities, and further conditions approval on the Metro District's promise to clean, maintain and repair the Stormwater Facilities, and on the Metro

District's promise to reimburse the County in the event the burden falls upon the County to construct, clean, maintain or repair the Stormwater Facilities serving this Development; and

P. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this Development upon Developer's grant herein of a perpetual Easement over the Onsite Stormwater Facilities Area as described in Exhibit B for the purpose of allowing the Metro District access to construct, upgrade, clean, maintain and/or repair the Stormwater Facilities, and allowing the County to periodically access and inspect the Stormwater Facilities and, when necessary, to construct, clean, maintain or repair the Stormwater Facilities; and

Q. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this Development upon Owners' grants herein of perpetual Easements over the portion of the Downstream Property described in Exhibit D for the purpose of allowing the Metro District access to construct, upgrade, clean, maintain and/or repair the offsite Stormwater Facilities, and allowing the County to periodically access and inspect the offsite Stormwater Facilities, and, when necessary, to construct, clean, maintain or repair the offsite Stormwater Facilities; and

R. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this Development upon Developer's grant herein of a perpetual Easement over the Wetlands Maintenance Area described in Exhibit E for the purposes of allowing the Metro District access to maintain the wetlands existing and constructed thereon and allowing the County to periodically access and inspect the Wetlands Maintenance Area and, when necessary, to clean, maintain or repair the wetlands; and

S. WHEREAS, Pursuant to Colorado Constitution, Article XIV, Section 18(2) and Section 29-1-203, Colorado Revised Statutes, governmental entities may cooperate and contract with each other to provide any function, services, or facilities lawfully authorized to each.

#### Agreement

NOW, THEREFORE, in consideration of the mutual Promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals: The Parties incorporate the Recitals above into this Agreement.
2. Covenants Running with the Land: Developer agrees that this entire Agreement and the performance thereof shall become a covenant running with the land, which land is legally described in Exhibit A attached hereto, and that this entire Agreement and the performance thereof shall be binding upon itself and its successors and assigns.

The Owners agree that this entire Agreement and Owners' performance of their obligations hereunder shall become a covenant running with the land which is legally described in Exhibit C

attached hereto, and that this entire Agreement and Owners' performance of their obligations hereunder shall be binding upon themselves and their successors and assigns.

3. **Construction:** Developer shall construct the following Stormwater Facilities on the Onsite Stormwater Facilities Area described in Exhibit B: Sand Creek riprap bank stabilization, channel grade control structures and revegetation BMP(s) for a length of approximately 900 feet north and 1,350 feet south of the proposed Poco Road extension. Developer shall also construct the following Stormwater Facilities on the Offsite Stormwater Facilities Area described in Exhibit D: Sand Creek riprap bank stabilization, channel grade control structures and revegetation BMP(s) for a length of approximately 1,400 feet south of the proposed Poco Road extension. Developer shall not commence construction of the Stormwater Facilities until the El Paso County Planning and Community Development Department (PCD) has approved in writing the plans and specifications for the Stormwater Facilities and this Agreement has been signed by all Parties and returned to the PCD. Developer shall complete construction of the Stormwater Facilities in substantial compliance with the County-approved plans and specifications for the Stormwater Facilities and shall provide certification from a Colorado registered Professional Engineer that the Stormwater Facilities were constructed in compliance with and provide the volume and capacity required by such plans and specifications in accordance with ECM requirements. Failure to meet these requirements shall be a material breach of this Agreement and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the Stormwater Facilities shall be substantially completed within one (1) year (defined as 365 days), which one-year period will commence to run on the date the Erosion and Stormwater Quality Control Permit (ESQCP) and associated Construction Permit are issued. Rough grading of the permanent stormwater BMP facilities must be completed and inspected by the PCD prior to commencing road construction, and water quality capture volume (WQCV) outlet control structures must be substantially complete prior to paving roads or parking areas.

In the event construction of the Stormwater Facilities is not substantially completed within the one (1) year period, or if the Development is in violation of its ESQCP terms and conditions and Developer has not made an effort to remedy the violation in a reasonable amount of time as determined by the County, then the County may exercise its discretion to complete the Stormwater Facilities and shall have the right to seek reimbursement from the Developer and its respective successors and assigns for its actual costs and expenses incurred in the process of completing construction.

If Developer is required by the U.S. Army Corps of Engineers or other agency to construct and/or mitigate wetlands on the Wetlands Maintenance Area described in Exhibit E in conjunction with the Development, the wetlands mitigation plan shall be provided to the County after completion of construction, representing the as-built conditions. The County may require proof of a conservation easement or other documentation if an entity other than the Metro District is proposed to maintain jurisdictional wetlands areas as required under the USACE permit.

4. **Maintenance of Stormwater Facilities and Wetlands:** The Metro District agrees for itself and its successors and assigns that it will regularly and routinely inspect, clean and maintain the Stormwater Facilities in compliance with the County-reviewed Operation and Maintenance Manual, attached hereto and incorporated herein by this reference as Exhibit F, and otherwise keep

the same in good repair, all at its own cost and expense. The Metro District's obligation to maintain the Stormwater Facilities in the Onsite Stormwater Facilities Area described in Exhibit B shall terminate upon County acceptance of the onsite Stormwater Facilities and conveyance of Tracts A and C, The Retreat at TimberRidge Filing No. 1 to the County. No trees or shrubs that will impair the structural integrity of the Stormwater Facilities shall be planted or allowed to grow within or adjacent to the Stormwater Facilities.

The Metro District agrees for itself and its successors and assigns, that it will maintain and properly manage the grasses, wetlands and other vegetation in the Onsite and Offsite Stormwater Facility Areas in compliance with the USACE conditions, the "Routine Maintenance Activities" specified in Exhibit F and other requirements or conditions of approval. Such obligation with respect to the Onsite Stormwater Facility Area shall continue even after conveyance of the property described in Exhibit B to the County.

If the County maintains or repairs any wetlands or non-structural vegetated areas in the course of properly maintaining the structural Stormwater Facilities or to protect the structural facilities from erosion or other hazards, the provisions described in Section 6 of this Agreement may apply.

5. Creation of Easements: Developer hereby grants the County and the Metro District a non-exclusive perpetual easement upon and across the property described in Exhibit B. The purpose of the easement is to allow the County and the Metro District to access, inspect, clean, repair and maintain the onsite Stormwater Facilities and wetlands; however, the creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the onsite Stormwater Facilities or any appurtenant improvements until the time of County acceptance of the public Stormwater Facilities.

Owners hereby grant the County and the Metro District non-exclusive perpetual easements upon and across their respective properties described in Exhibit D for the purposes of access to and inspection, construction, cleaning, maintenance and repair of the offsite Stormwater Facilities and any appurtenant improvements and wetlands. Owners further grant the County and the Metro District non-exclusive perpetual easements upon and across the Downstream Property described in Exhibit C for the purpose of access to the Offsite Stormwater Facility Areas described in Exhibit D. The creation of the County's easement does not expressly or implicitly impose on the County a duty to so inspect, construct, clean, repair or maintain the offsite Stormwater Facilities or any appurtenant improvements until the time of County acceptance of the public Stormwater Facilities.

Neither Developer nor Metro District shall suffer any mechanics' or materialmen's liens to be enforced against the Downstream Property or other property of Owners for work done or materials furnished in connection with Developer's and Metro District's obligations under this Agreement. Owners shall have no obligations with respect to the offsite Stormwater Facilities other than to provide the property and access thereto, without obstruction, pursuant to the easement described herein.

6. County's Rights and Obligations: Any time the County determines, in the sole exercise of its discretion, that the Stormwater Facilities have not been properly cleaned,

maintained, or otherwise kept in good repair, the County shall give reasonable notice of such to the responsible Party and its successors and assigns. The notice shall provide a reasonable time to correct the problems. Should the responsible Parties fail to correct the specified problems, the County may enter upon the properties described in Exhibit B and Exhibit D to perform the needed work and shall have the right to seek reimbursement from the responsible Parties for its actual costs and expenses in performing the work. Notice shall be effective to the above by the County's deposit of the same into the regular United States mail, postage pre-paid. Notwithstanding the foregoing, this Agreement does not expressly or implicitly impose on the County a duty to inspect, construct, clean, repair or maintain the Stormwater Facilities.

7. Actual Costs and Expenses: The Developer and the Metro District agree and covenant, for themselves and their successors and assigns, that they will reimburse the County for its actual costs and expenses incurred in the process of completing construction of, cleaning, maintaining, or repairing the Stormwater Facilities, wetlands, or non-structural vegetated areas pursuant to the provisions of this Agreement.

The term "actual costs and expenses" as used in this Agreement shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tools and equipment costs, supply costs, engineering and design costs, and costs to contract with specialized professionals or consultants, including but not limited to wetlands scientists, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to perform the work. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney's fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

8. Contingencies of Land Use/Land Disturbance Approval: Developer's and the Metro District's execution of this Agreement is a condition of subdivision, land use, or land disturbance approval. Additional conditions of this Agreement include, but are not limited to, the following:

- a. Conveyance of property described in Exhibit B from Developer to the County and recording of the Deed for the same upon County acceptance of the required improvements; and
- b. Execution of a license agreement for the proposed Metro District-maintained stormwater quality facility within Tract C.

The County shall have the right, in the sole exercise of its discretion, to approve or disapprove any documentation submitted to it under the conditions of this Paragraph, including but not limited to, any separate agreement or amendment, if applicable, identifying any specific maintenance responsibilities not addressed herein. The County's rejection of any documentation submitted hereunder shall mean that the appropriate condition of this Agreement has not been fulfilled.

9. Agreement Monitored by El Paso County Planning and Community Development Department and/or El Paso County Department of Public Works: Any and all actions and

decisions to be made hereunder by the County shall be made by the Executive Director of the El Paso County Planning and Community Development Department and/or the Executive Director of the El Paso County Department of Public Works. Accordingly, any and all documents, submissions, plan approvals, inspections, etc. shall be submitted to and shall be made by the Executive Director of the Planning and Community Development Department and/or the Executive Director of the El Paso County Department of Public Works.

10. **Indemnification and Hold Harmless:** Developer and the Metro District agree, for themselves, their successors and assigns, that they will indemnify, defend, and hold the County harmless from any and all loss, costs, damage, injury, liability, claim, lien, demand, action and causes of action whatsoever, whether at law or in equity, arising from or related to their intentional or negligent acts, errors or omissions or that of their agents, officers, servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by State and/or Federal environmental laws and regulations), maintenance, and repair of the Stormwater Facilities or wetlands, and such obligation arising under this Paragraph shall be joint and several. Nothing in this Paragraph shall be deemed to waive or otherwise limit the defense available to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.* C.R.S., or as otherwise provided by law.

Developer and Metro District shall indemnify, defend and hold Owners harmless from and against any and all obligations, liabilities, claims, liens, demands, loss, damage, injury, suit, causes of action, costs and expenses (including, without limitation, attorneys' fees) whatsoever in any way relating to or arising out of either (i) any stormwater runoff or drainage from the Subject Property and Onsite Stormwater Facilities Area shown in Exhibit B that enters or crosses the Downstream Property or other properties, or (ii) the activities or obligations of Developer, Metro District, or their respective agents or representatives under this Agreement. At all times during any construction or maintenance activities within the Offsite Stormwater Facilities Area shown in Exhibit D, Developer and Metro District shall maintain, or cause to be maintained, in full force and effect, a policy of comprehensive general liability insurance issued on a form and with an insurance company reasonably acceptable to Owners, and with such commercially reasonable coverage limits as Owners may from time to time require. Prior to any construction or maintenance activities, Developer and Metro District shall provide Owners with a certificate of insurance evidencing that Owners have been named as an additional insured under such policy. Such certificate shall provide that such policy shall not be cancelled or amended without thirty (30) days' prior written notice to Owners.

11. **Severability:** In the event any Court of competent jurisdiction declares any part of this Agreement to be unenforceable, such declaration shall not affect the enforceability of the remaining parts of this Agreement.

12. **Third Parties:** This Agreement does not and shall not be deemed to confer upon or grant to any third party any right to claim damages or to bring any lawsuit, action or other proceeding against the County, the Developer, the Metro District, or their respective successors and assigns, because of any breach hereof or because of any terms, covenants, agreements or conditions contained herein.

13. Solid Waste or Hazardous Materials: Should any refuse from the stormwater facilities be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as “hazardous materials”), the Developer and the Metro District shall take all necessary and proper steps to characterize the solid waste or hazardous materials and properly dispose of it in accordance with applicable State and/or Federal environmental laws and regulations, including, but not limited to, the following: Solid Wastes Disposal Sites and Facilities Acts, §§ 30-20-100.5 – 30-20-119, C.R.S., Colorado Regulations Pertaining to Solid Waste Disposal Sites and Facilities, 6 C.C.R. 1007-2, *et seq.*, Solid Waste Disposal Act, 42 U.S.C. §§ 6901-6992k, and Federal Solid Waste Regulations 40 CFR Ch. I. The County shall not be responsible or liable for identifying, characterizing, cleaning up, or disposing of such solid waste or hazardous materials. Notwithstanding the previous sentence, should any refuse cleaned up and disposed of by the County be determined to be solid waste or hazardous materials, the Developer and the Metro District, but not the County, shall be responsible and liable as the owner, generator, and/or transporter of said solid waste or hazardous materials.

14. Applicable Law and Venue: The laws, rules, and regulations of the State of Colorado and El Paso County shall be applicable in the enforcement, interpretation, and execution of this Agreement, except that Federal law may be applicable regarding solid waste or hazardous materials. Venue shall be in the El Paso County District Court.

15. Limitation on Developer’s Obligation and Liability: The obligation and liability of the Developer hereunder shall only continue until such time as the Final Plat as described in the third paragraph (Paragraph C) of the Recitals set forth above is recorded (if applicable) and the Developer completes the construction of the Stormwater Facilities and wetlands and transfers all applicable maintenance and operation responsibilities to the Metro District. By execution of this agreement, the Metro District agrees to accept all responsibilities and to perform all duties assigned to it, including those of the Developer, as specified herein, upon transfer of the property described in Exhibit B from Developer to the Metro District.

*[Remainder of page intentionally left blank]*



Executed this 10<sup>th</sup> day of November, 2020, by:

TIMBERRIDGE DEVELOPMENT GROUP, LLC


By:   
DOUGLAS M. STIMPLE, CEO

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of November 20 20, by DOUGLAS M. STIMPLE, CEO, TIMBERRIDGE DEVELOPMENT GROUP, LLC.

Witness my hand and official seal.

My commission expires: 12-02-2021

CHRISTINE L WISE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID # 19974021715  
MY COMMISSION EXPIRES DECEMBER 2, 2021

  
Notary Public

Executed this 10<sup>th</sup> day of November, 2020, by:

THE RETREAT METROPOLITAN DISTRICT

By:   
GEORGE LENZ, President

Attest:

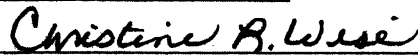
By:   
NATE LENZ, Corporate Counsel

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of November, 2020, by GEORGE LENZ, President, and NATE LENZ, Corporate Counsel, THE RETREAT METROPOLITAN DISTRICT

Witness my hand and official seal.

My commission expires: 12-02-2021

CHRISTINE L WISE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID # 19974021715  
MY COMMISSION EXPIRES DECEMBER 2, 2021

  
Notary Public

Executed this 12<sup>TH</sup> day of NOVEMBER, 2020, by:

OWNER  
SR LAND, LLC

By: [Signature]

Name: JAMES F. MORLEY

Title: MANAGER

The foregoing instrument was acknowledged before me this 12<sup>TH</sup> day of NOVEMBER, 2020, by JAMES F. MORLEY as MANAGER of SR LAND, LLC.

Witness my hand and official seal.

My commission expires: MAY 30, 2022

[Signature]

ERIC S HOWARD  
Notary Public  
State of Colorado  
Notary ID # 20144021884  
My Commission Expires 05-30-2022

Notary Public

OWNER  
MORLEY-BENTLEY INVESTMENTS, LLC

By: [Signature]

Name: JAMES F. MORLEY

Title: MANAGER

The foregoing instrument was acknowledged before me this 12<sup>TH</sup> day of NOVEMBER, 2020, by JAMES F. MORLEY as MANAGER of MORLEY-BENTLEY INVESTMENTS, LLC.

Witness my hand and official seal.

My commission expires: MAY 30, 2022

[Signature]

ERIC S HOWARD  
Notary Public  
State of Colorado  
Notary ID # 20144021884  
My Commission Expires 05-30-2022

Notary Public

EXECUTED BY:

TRADER VIC'S INVESTMENTS, LP  
an Oklahoma Limited Liability Company

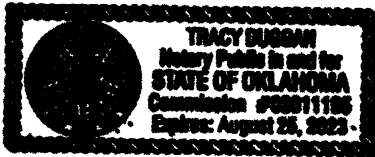
By: RDL Investments, L.L.C.,  
an Oklahoma Limited Liability Company  
Its: General Partner

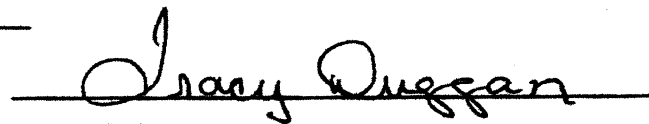
  
Stephen R. Buford, Manager

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November, 2020, by Stephen R. Buford as Manager of RDL Investments, L.L.C., an Oklahoma Limited Liability Company, General Partner of Trader Vic's Investments, L.P.

Witness my hand and official seal.

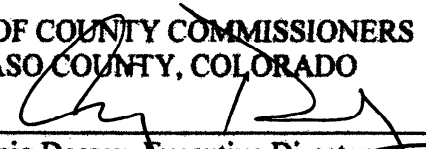
My commission expires: 8.25.23



  
Notary Public

Executed this 13<sup>TH</sup> day of DECEMBER, 2020, by:

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

By:   
Craig Dossey, Executive Director  
Planning and Community Development Department  
Authorized Signatory pursuant to LDC

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December, 2020, by Craig Dossey, Executive Director, Planning and Community Development Department.

Witness my hand and official seal.  
My commission expires: October 11, 2022

  
Notary Public

Approved as to Content and Form:

  
Assistant County Attorney

Tara Joy Younger  
Notary Public  
State of Colorado  
Notary ID 20184040076  
My Commission Expires October 11, 2022

**EXHIBIT A**  
**Subject Property**



JOB NO.1185.00-01R  
FEBRUARY 19, 2019  
REVISED MARCH 26, 2020  
PAGE 1 OF 2

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

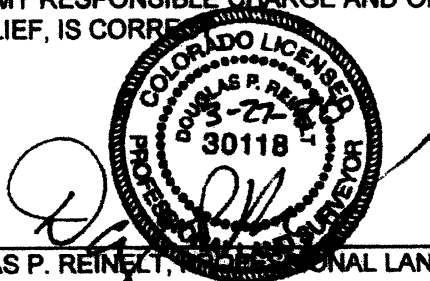
THENCE N00°30'49"W, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1270.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430, RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE N21°41'10"E, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 450.63 FEET;  
THENCE S57°10'00"E, A DISTANCE OF 661.28 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S57°10'00"E, HAVING A DELTA OF 09°20'00", A RADIUS OF 770.00 FEET AND A DISTANCE OF 125.43 FEET TO A POINT ON CURVE;  
THENCE S66°30'00"E, A DISTANCE OF 255.51 FEET;  
THENCE S54°48'53"E, A DISTANCE OF 205.37 FEET;  
THENCE N90°00'00"E, A DISTANCE OF 424.49 FEET;  
THENCE S04°30'10"E, A DISTANCE OF 243.01 FEET;  
THENCE S85°00'00"W, A DISTANCE OF 184.29 FEET;  
THENCE S05°00'00"E, A DISTANCE OF 55.08 FEET;  
THENCE S35°00'00"E, A DISTANCE OF 230.09 FEET;  
THENCE S66°00'00"E, A DISTANCE OF 197.47 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S66°00'00"E, HAVING A DELTA OF 12°37'30", A RADIUS OF 525.00 FEET AND A DISTANCE OF 115.68 FEET TO A POINT OF TANGENT;  
THENCE N36°37'30"E, A DISTANCE OF 263.98 FEET;  
THENCE S53°22'30"E, A DISTANCE OF 243.17 FEET;

THENCE S71°41'17"E, A DISTANCE OF 171.36 FEET;  
THENCE S11°05'00"W, A DISTANCE OF 147.40 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N11°05'00"E,  
HAVING A DELTA OF 05°02'42", A RADIUS OF 725.00 FEET AND A LENGTH OF 63.84 FEET TO  
A POINT ON CURVE;  
THENCE S06°02'18"W, A DISTANCE OF 136.13 FEET;  
THENCE S00°54'30"E, A DISTANCE OF 720.00 FEET;  
THENCE S89°05'30"W, A DISTANCE OF 160.00 FEET;  
THENCE N88°03'59"W, A DISTANCE OF 85.10 FEET;  
THENCE S89°05'30"W, A DISTANCE OF 145.17 FEET;  
THENCE S05°04'00"E, A DISTANCE OF 416.10 FEET;  
THENCE S00°54'30"E, A DISTANCE OF 175.00 FEET;  
THENCE N89°05'30"E, A DISTANCE OF 150.00 FEET;  
THENCE S00°54'30"E, A DISTANCE OF 154.28 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 01°30'30", A RADIUS  
OF 1025.00 FEET AND A DISTANCE OF 26.98 FEET TO A POINT OF TANGENT;  
THENCE S02°25'00"E, A DISTANCE OF 18.66 FEET TO A POINT ON THE SOUTH LINE OF THE  
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 12  
SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;  
THENCE S87°35'00"W, ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 693.40 FEET TO THE SOUTH  
SIXTEENTH CORNER COMMON TO SAID SECTIONS 27 AND 28;  
THENCE N00°53'18"W ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1316.78 FEET TO THE EAST  
QUARTER CORNER OF SAID SECTION 28;  
THENCE S89°08'28"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1326.68 FEET TO THE POINT  
OF BEGINNING;

CONTAINING A CALCULATED AREA OF 72.424 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

MARCH 27, 2020  
DATE

**EXHIBIT B**  
**Onsite Stormwater Facilities Area**

**Tract A and Tract C, Retreat at TimberRidge Filing No. 1**



**Exhibit B**

**Final Plat showing Tracts B and D and public drainage easements within Tract C and Lot 10**

KNOW ALL MEN BY THESE PRESENTS,

LEGAL DESCRIPTION: A PORTION OF SECTION 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION: A PORTION OF SECTION 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

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LEGAL DESCRIPTION: A PORTION OF SECTION 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

RETRACT AT TIMBERIDGE FILING NO. 1

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL NOTES: 1. THE DATE OF REVISION OF THIS INSTRUMENT IS FEBRUARY 22, 2019.

LEGAL DESCRIPTION: A PORTION OF SECTION 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION: A PORTION OF SECTION 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION: A PORTION OF SECTION 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

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LEGAL DESCRIPTION: A PORTION OF SECTION 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION: A PORTION OF SECTION 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

SUMMARY TABLE:

Table with columns: AREA, SQUARE FEET, PERCENTAGE. Includes areas like PUBLIC HIGHWAY, TRACT C PUBLIC, etc.

SURVEYOR'S STATEMENT:

I, DULIAS F. SWANER, A FULLY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS INSTRUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE NATIONAL BOARD OF SURVEYORS AND MAPPING ENGINEERS.

NOTICE:

THIS INSTRUMENT IS A RETRACTION OF A PREVIOUS INSTRUMENT DATED FEBRUARY 22, 2019, AND IS INTENDED TO CORRECT THE PREVIOUS INSTRUMENT.

OWNER: THIMBERIDGE DEVELOPMENT GROUP, LLC. THE BOARD OF DIRECTORS OF THIMBERIDGE DEVELOPMENT GROUP, LLC HAS APPROVED THIS INSTRUMENT.

OWNER: THIMBERIDGE DEVELOPMENT GROUP, LLC. THE BOARD OF DIRECTORS OF THIMBERIDGE DEVELOPMENT GROUP, LLC HAS APPROVED THIS INSTRUMENT.

OWNER: THIMBERIDGE DEVELOPMENT GROUP, LLC. THE BOARD OF DIRECTORS OF THIMBERIDGE DEVELOPMENT GROUP, LLC HAS APPROVED THIS INSTRUMENT.

OWNER:

THIMBERIDGE DEVELOPMENT GROUP, LLC. 1100 S. SPRING STREET, SUITE 200. COLORADO SPRINGS, CO 80918.

BY:

DULIAS F. SWANER, SURVEYOR. 1100 S. SPRING STREET, SUITE 200. COLORADO SPRINGS, CO 80918.

ACCEPTANCE CERTIFICATE FOR TRACTS:

I, THE BOARD OF DIRECTORS OF THIMBERIDGE DEVELOPMENT GROUP, LLC, HEREBY ACCEPTS THIS INSTRUMENT AS A CORRECTIVE INSTRUMENT TO THE INSTRUMENT DATED FEBRUARY 22, 2019.

I, THE BOARD OF DIRECTORS OF THIMBERIDGE DEVELOPMENT GROUP, LLC, HEREBY ACCEPTS THIS INSTRUMENT AS A CORRECTIVE INSTRUMENT TO THE INSTRUMENT DATED FEBRUARY 22, 2019.

I, THE BOARD OF DIRECTORS OF THIMBERIDGE DEVELOPMENT GROUP, LLC, HEREBY ACCEPTS THIS INSTRUMENT AS A CORRECTIVE INSTRUMENT TO THE INSTRUMENT DATED FEBRUARY 22, 2019.

I, THE BOARD OF DIRECTORS OF THIMBERIDGE DEVELOPMENT GROUP, LLC, HEREBY ACCEPTS THIS INSTRUMENT AS A CORRECTIVE INSTRUMENT TO THE INSTRUMENT DATED FEBRUARY 22, 2019.

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN FULLY RECORDED. BOARD OF COUNTY COMMISSIONERS CERTIFICATE.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

I, THE BOARD OF COUNTY COMMISSIONERS, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT... COLORADO.

I, THE BOARD OF COUNTY COMMISSIONERS, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT... COLORADO.

I, THE BOARD OF COUNTY COMMISSIONERS, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT... COLORADO.

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I, THE BOARD OF COUNTY COMMISSIONERS, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT... COLORADO.

I, THE BOARD OF COUNTY COMMISSIONERS, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT... COLORADO.

CLASSIC CONSULTING

1100 S. SPRING STREET, SUITE 200, COLORADO SPRINGS, CO 80918. CLASSIC CONSULTING logo.

OWNER:

THIMBERIDGE DEVELOPMENT GROUP, LLC. 1100 S. SPRING STREET, SUITE 200. COLORADO SPRINGS, CO 80918.

BY: DULIAS F. SWANER, SURVEYOR. 1100 S. SPRING STREET, SUITE 200. COLORADO SPRINGS, CO 80918.

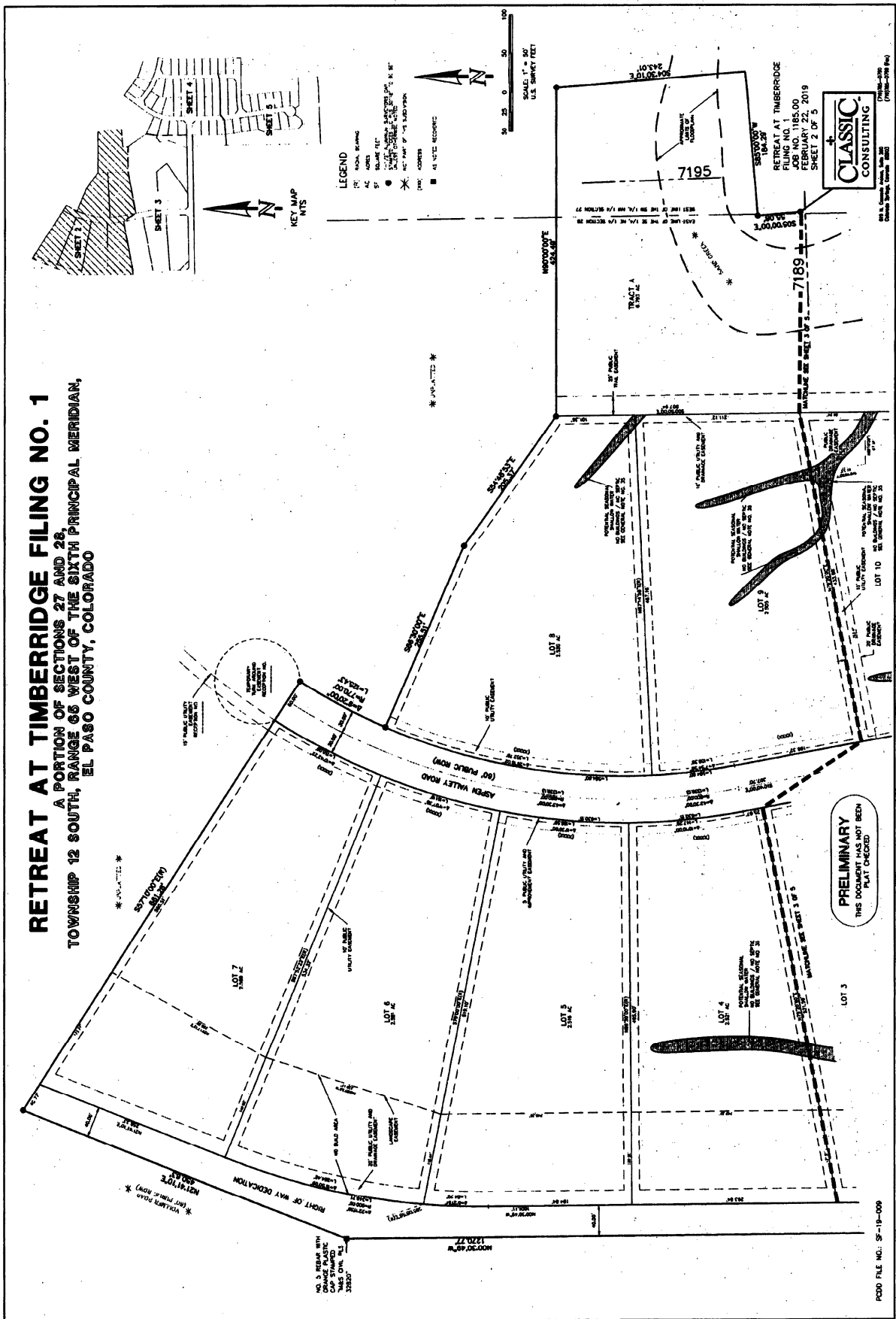
BY: DULIAS F. SWANER, SURVEYOR. 1100 S. SPRING STREET, SUITE 200. COLORADO SPRINGS, CO 80918.

BY: DULIAS F. SWANER, SURVEYOR. 1100 S. SPRING STREET, SUITE 200. COLORADO SPRINGS, CO 80918.

BY: DULIAS F. SWANER, SURVEYOR. 1100 S. SPRING STREET, SUITE 200. COLORADO SPRINGS, CO 80918.

BY: DULIAS F. SWANER, SURVEYOR. 1100 S. SPRING STREET, SUITE 200. COLORADO SPRINGS, CO 80918.

**RETREAT AT TIMBERIDGE FILING NO. 1**  
 A PORTION OF SECTIONS 27 AND 28,  
 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 EL PASO COUNTY, COLORADO

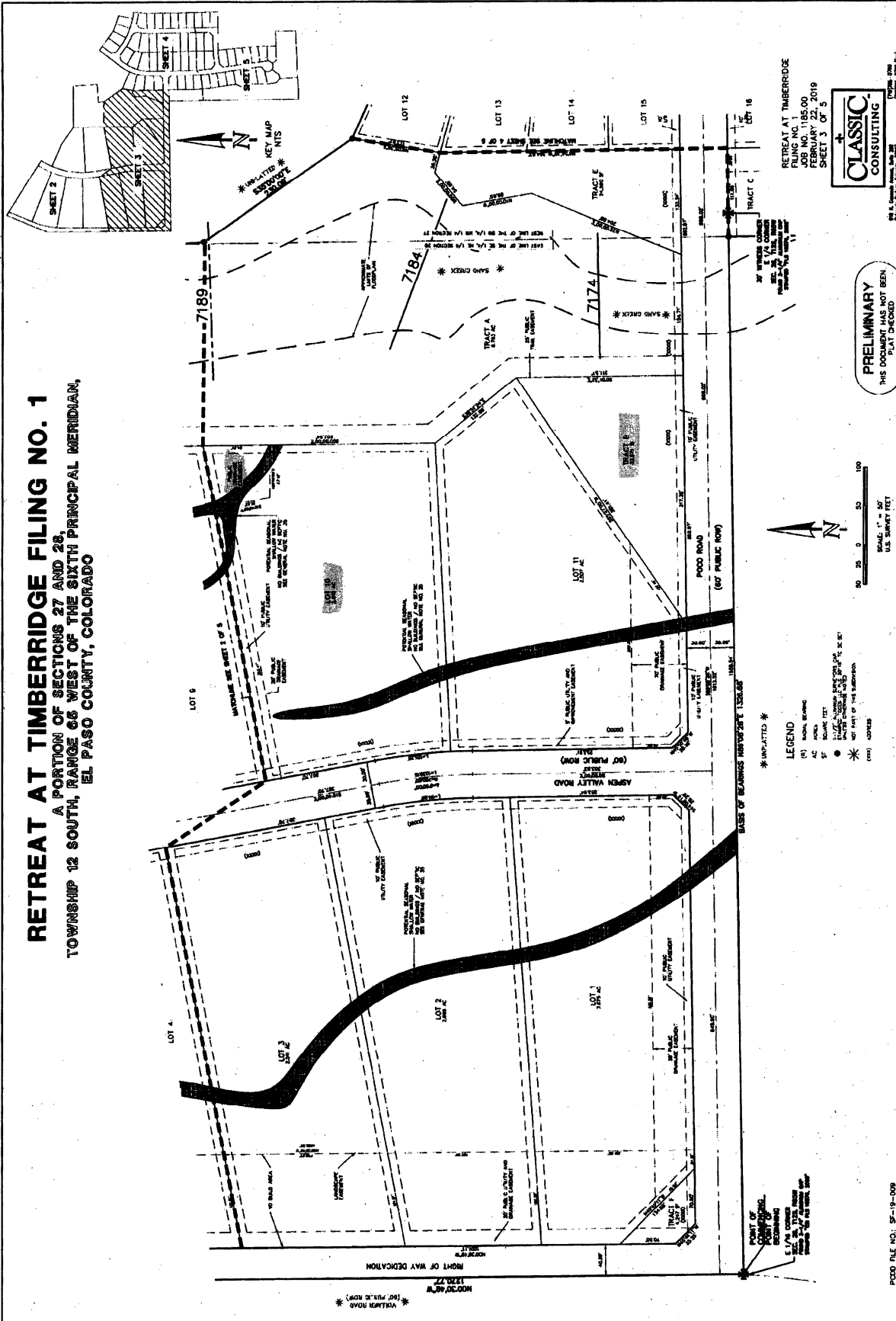


**CLASSIC CONSULTING**  
 RETREAT AT TIMBERIDGE  
 FILING NO. 1  
 FEBRUARY 22, 2019  
 SHEET 2 OF 5  
 184.25'  
 184.25'  
 3,000.00'±  
 7189  
 7195

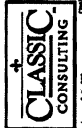
**PRELIMINARY**  
 THIS DOCUMENT HAS NOT BEEN  
 PLAT CHECKED

PODD FILE NO.: 58-11-009

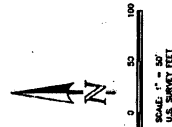
**RETREAT AT TIMBERIDGE FILING NO. 1**  
 A PORTION OF SECTIONS 27 AND 28  
 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 EL PASO COUNTY, COLORADO



RETREAT AT TIMBERIDGE  
 FILING NO. 1  
 PLAN NO. 19-009  
 FEBRUARY 22, 2019  
 SHEET 3 OF 5



**PRELIMINARY**  
 THIS DOCUMENT HAS NOT BEEN  
 PLAT CHECKED

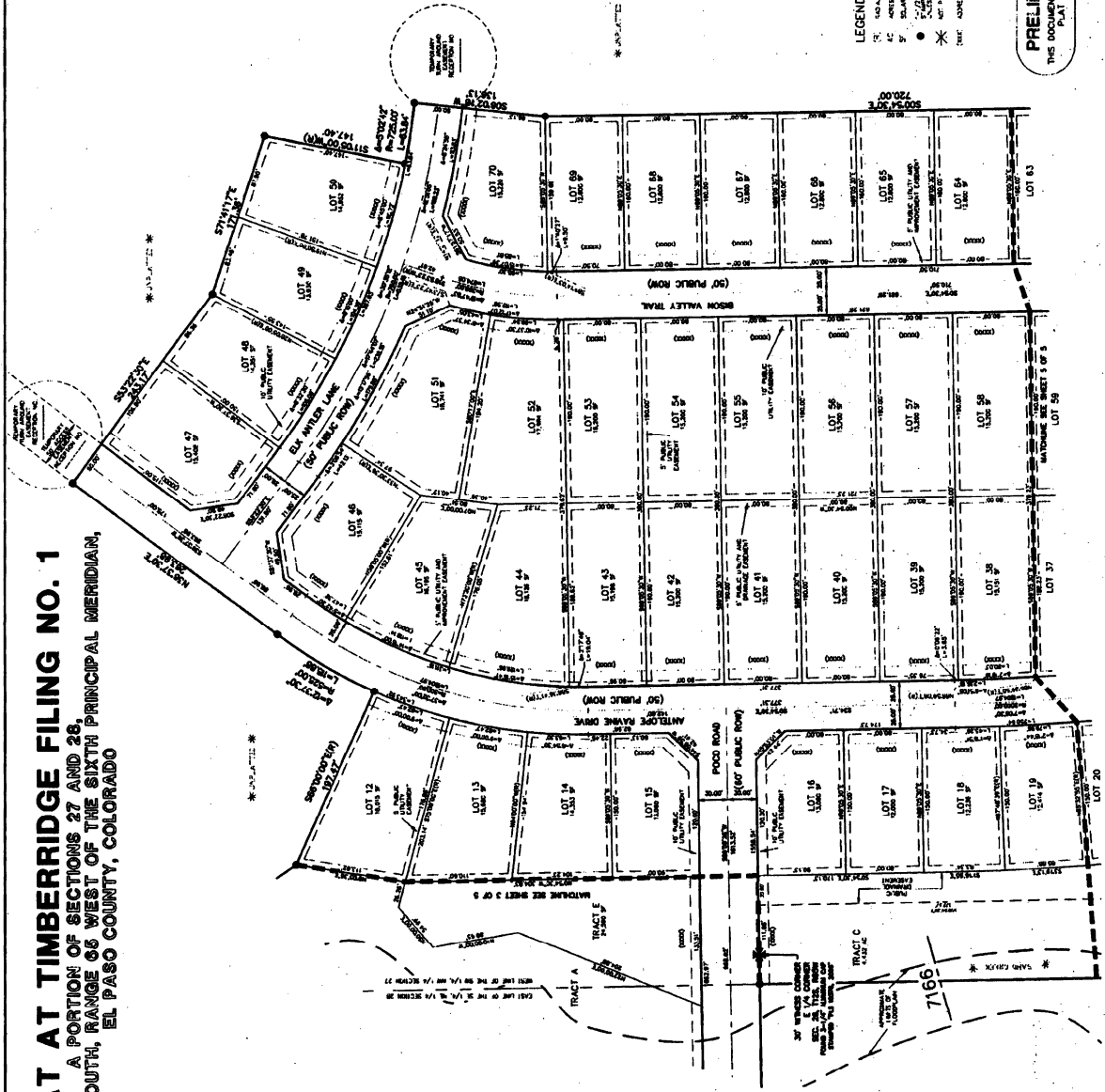
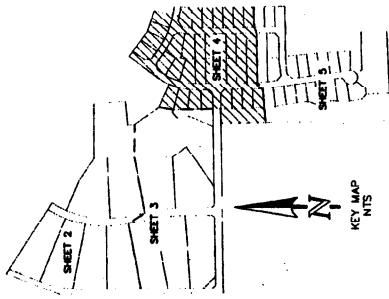


- LEGEND**
- (V) VARIATION
  - (S) SURVEY
  - (E) EASEMENT
  - (P) PUBLIC UTILITY
  - (D) DRAINAGE
  - (\*) UNPLANNED \*
  - (C) CORNER

POOD FILE NO. 5F-19-009

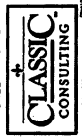
# RETREAT AT TIMBERIDGE FILING NO. 1

A PORTION OF SECTIONS 27 AND 28,  
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



**LEGEND**  
 USA BOUNDARY  
 ACRES  
 SCALE: 1" = 200'  
 U.S. SURVEY FEET  
 RETREAT AT TIMBERIDGE  
 FILING NO. 1  
 FLS NO. 1155.00  
 PREPARED BY  
 SHEET 4 OF 5

**PRELIMINARY**  
 THIS DOCUMENT HAS NOT BEEN  
 PLAT CHECKED

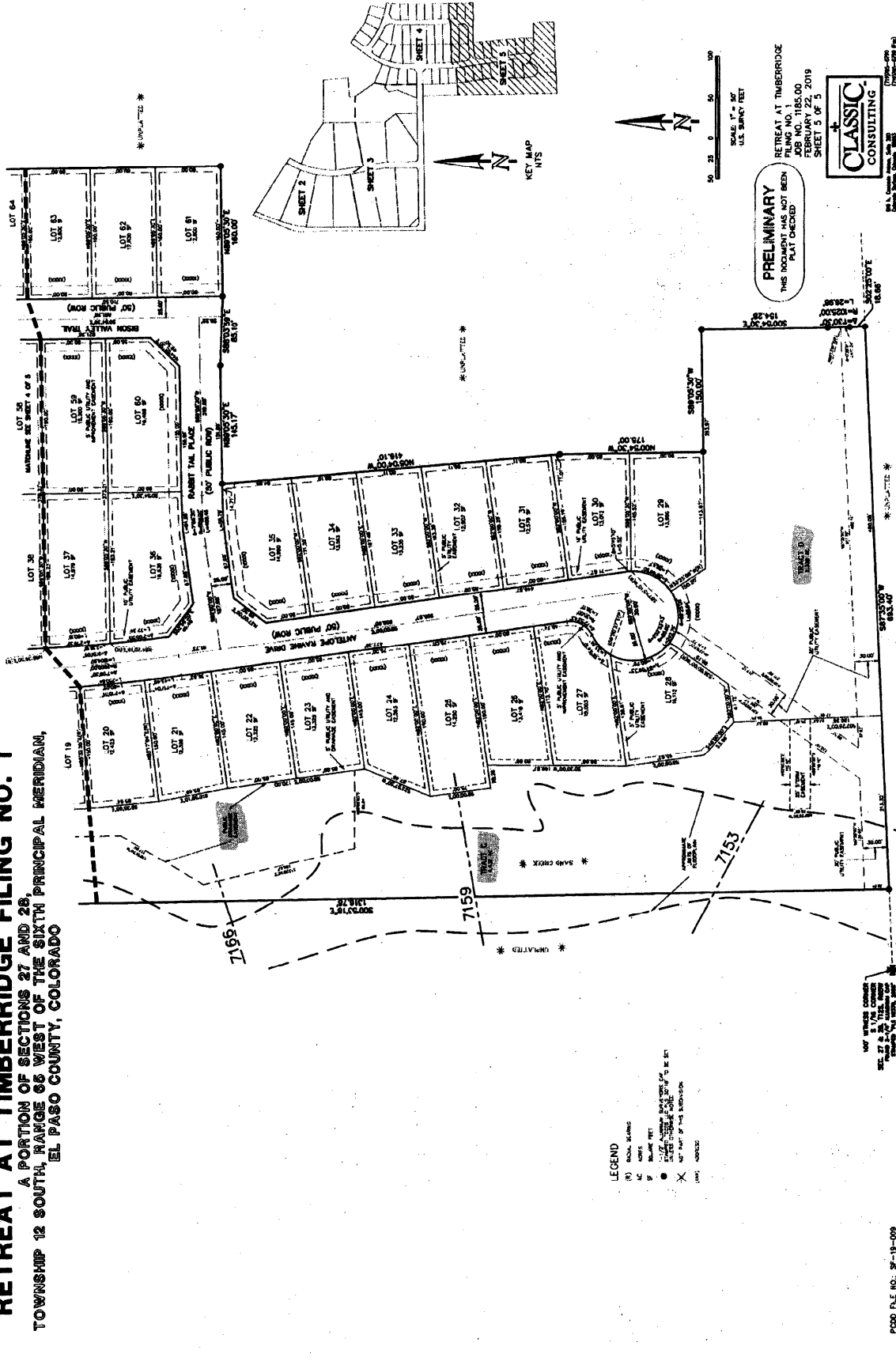


CLASSIC CONSULTING  
 1111 North 1st Street, Suite 100  
 Fort Collins, Colorado 80501  
 (970) 221-2200

PCDD FILE NO.: SF-19-008

# RETREAT AT TIMBERIDGE FILING NO. 1

A PORTION OF SECTIONS 27 AND 28,  
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



**PRELIMINARY**  
THIS INSTRUMENT HAS NOT BEEN FILED WITH THE COUNTY CLERK'S OFFICE.  
RETREAT AT TIMBERIDGE  
FILING NO. 1  
JOB NO. 1155.00  
DATE OF PRELIMINARY PLAN 12/15/2019  
SHEET 5 OF 5



PCDD FILE NO.: SF-19-009

**EXHIBIT C**  
**Downstream Property**

A parcel of land as described in the document recorded at Reception No. 214100607  
Records of El Paso County, Colorado.(Assessor's Parcel #52280-00-030, SR LAND, LLC)

THAT PT SE4 SEC 28-12-65 & PT N2N2 SEC 33-12-65 LY ELY OF ELY R/W LN OF  
VALLMER RD DESC AS FOLS: COM AT NE COR SE4 SEC 28, TH S 89<0831W ON N LN  
128.37 FT, S 20<4157E 261.04 FT, S 36<3659W 139.21 FT, S 17<4007W 65.20 FT, S  
17<1441E 84.16 FT, S 17<1743E 155.83 FT, S 09<1039W 166.63 FT, S 08<2217E 157.75  
FT, S 19<0907E 155.42 FT, S 17<3820W 312.28 FT, S 26<2812W 345.04 FT, S  
55<4729W 233.14 FT, S 40<4613W 162.69 FT, S 03<5910E 264.69 FT, N 89<0245W  
390.33 FT, S 43<1502W 394.30 FT, S 01<3742W 124.40 FT, S 29<3049W 240.16 FT, S  
24<3652W 161.87 FT, S 12<0249W 98.11 FT, S 01<3845W 162.43 FT TO NELY R/W LN  
OF FUTURE BRIARGATE PKWY/ STAPLETON RD, TH N 50<2612W 1338.23 FT, N  
39<3348E 1161.48 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 830.0 FT A  
C/A OF 14<21'25" WHICH CHORD BEARS N 31<2651E 207.44 FT, THE ALG ARC OF  
CUR TO THE L HAVING A RAD OF 774.82 FT A C/A OF 14<05'58" WHICH CHORD  
BEARS N 17<4124E 190.19 FT, N 11<0640E 1021.80 FT, TH ALG ARC OF CUR TO THE  
L HAVING A RAD OF 980.0 FT OF C/A OF 7<48'21" WHICH CHORD BEARS N 07<1230E  
133.41 FT TO N LN SE4 SD SEC 28, TH N 89<0831E 1198.84 FT TO POB

A parcel of land as described in the document recorded at Reception No. 217051682  
Records of El Paso County, Colorado.(Assessor's Parcel #52280-00-031,  
MORLEY-BENTLEY INVESTMENTS, LLC and TRADER VICS INVESTMENTS, LP)

THAT PT SE4 LY SELY OF CO R/D W/MR SEC 28-12-65 EX THAT PORT OF TR 3 CONV  
BY REC #210065613 & EX TR CONV BY REC 214100607, EX THAT PT DESC AS FOLS:  
TR IN SE4 SEC 28-12-65, BEG AT MOST NLY COR OF TR DESC BY REC 214100617,  
TH RUN NELY 70.0 FT M/L, TH RUN WLY 400.0 FT M/L, WLY 1120.0 FT M/L, TH RUN  
NWLY 320.0 FT M/L TO POB

**EXHIBIT D**  
**Offsite Stormwater Facilities Area**



JOB NO. 1165.00-13M-B  
AUGUST 18, 2020  
PAGE 1 OF 5

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

**EXHIBIT A**

**LEGAL DESCRIPTION: PUBLIC DRAINAGE EASEMENT**

A PARCEL OF LAND BEING A PORTION OF SOUTHEAST QUARTER OF SECTION 21 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218005696 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY NO. 5 REBAR FLUSH WITH THE GROUND AND AT THE EASTERLY END BY A 1-1/2" ORANGE PLASTIC SURVEYORS CAP STAMPED "MS CIVIL 32820" FLUSH WITH THE GROUND, IS ASSUMED TO BEAR S88°38'55"W, A DISTANCE OF 149.35 FEET.

**PARCEL 1**

COMMENCING AT THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218005696 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S05°14'30"W, A DISTANCE OF 2851.08 FEET TO THE POINT OF BEGINNING;

THENCE S00°53'18"E, A DISTANCE OF 219.94 FEET;  
THENCE S88°06'42"W, A DISTANCE OF 110.00 FEET;  
THENCE N00°53'18"W, A DISTANCE OF 220.00 FEET;  
THENCE N89°08'28"E, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION LYING WITHIN PARCEL B AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 214100607 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 19,051 SQUARE FEET.

**PARCEL 2**

COMMENCING AT THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218005696 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S04°29'47"W, A DISTANCE OF 3016.69 FEET TO THE POINT OF BEGINNING;

THENCE S00°53'18"E, A DISTANCE OF 261.63 FEET;  
THENCE N41°00'00"W, A DISTANCE OF 77.61 FEET;  
THENCE N00°53'18"W, A DISTANCE OF 134.43 FEET;  
THENCE N35°30'00"E, A DISTANCE OF 84.28 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9901 SQUARE FEET.

**PARCEL 3**

A STRIP OF LAND 40.00 FEET IN WIDTH LYING 40.00 FEET WESTERLY OF THE FOLLOWING DESCRIBED BASELINE.

COMMENCING AT THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218005696 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S03°57'40"W, A DISTANCE OF 3348.69 FEET TO THE POINT OF BEGINNING;



THENCE S00°53'18"E, A DISTANCE OF 50.00 FEET TO THE POINT OF TERMINUS.  
CONTAINING A CALCULATED AREA OF 2000 SQUARE FEET.

**PARCEL 4**

COMMENCING AT THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218006696 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S03°14'22"W, A DISTANCE OF 3932.89 FEET TO THE POINT OF BEGINNING;

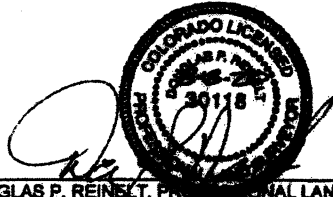
THENCE S00°53'18"E, A DISTANCE OF 30.01 FEET;  
THENCE N87°35'00"E, A DISTANCE OF 97.31 FEET;  
THENCE S02°25'07"E, A DISTANCE OF 95.21 FEET;  
THENCE N71°50'00"W, A DISTANCE OF 231.30 FEET;  
THENCE N20°13'38"E, A DISTANCE OF 47.47 FEET;  
THENCE N87°32'03"E, A DISTANCE OF 101.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION LYING WITHIN PARCEL B AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 214100697 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 14,668 SQUARE FEET.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



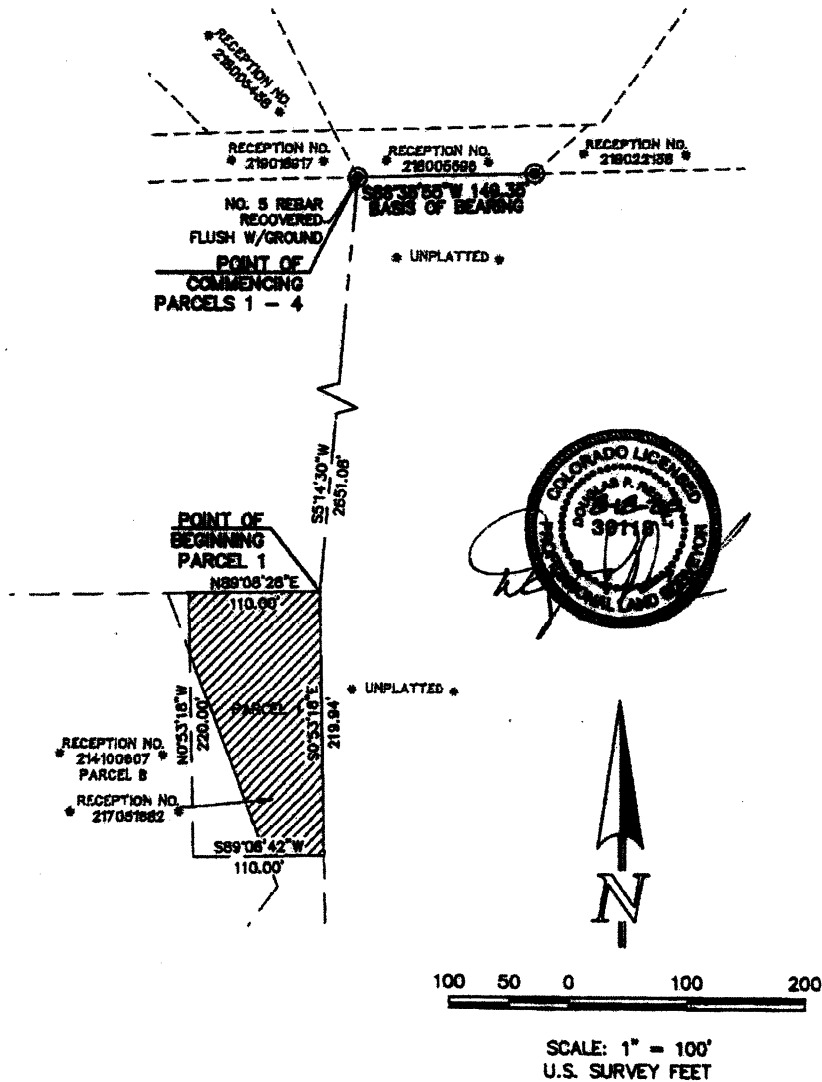
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

August 18, 2020  
DATE



619 North Cascade Avenue, Suite 200 (719)785-0790  
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

DRAINAGE EASEMENT  
 JOB NO. 1185.00-13.1M-B  
 AUGUST 18, 2020  
 SHEET 3 OF 5



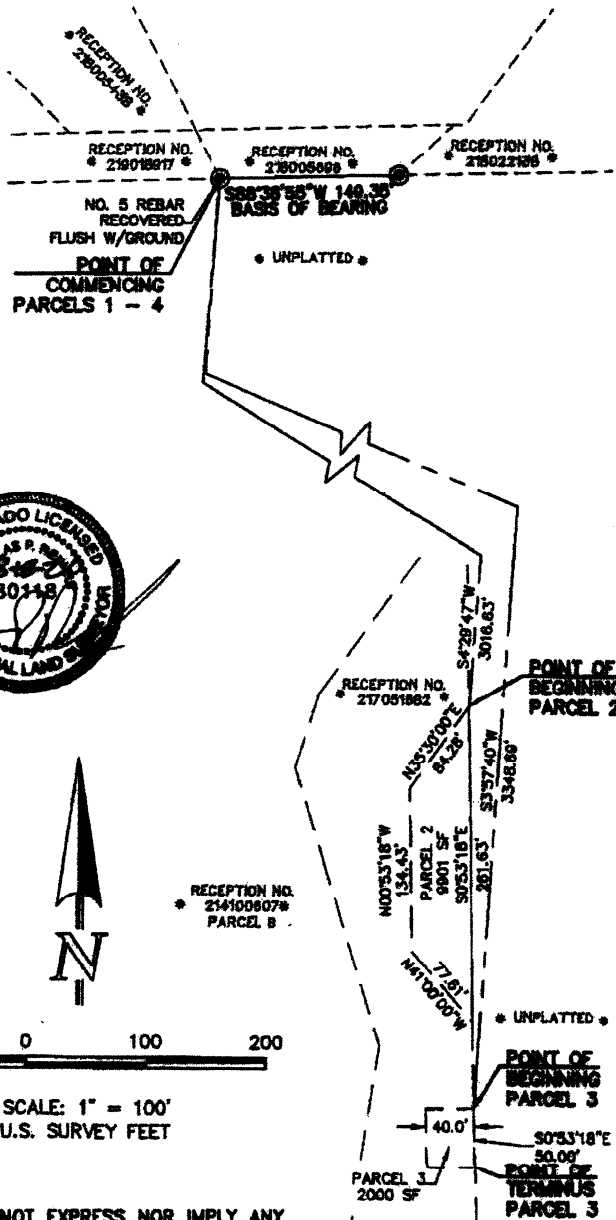
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CLASSIC CONSULTING, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.



619 North Cascade Avenue, Suite 200 (719)785-0790  
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

DRAINAGE EASEMENT  
 JOB NO. 1185.00-13.2M-B  
 AUGUST 18, 2020  
 SHEET 4 OF 5



SCALE: 1" = 100'  
 U.S. SURVEY FEET

DRAWINGS \SURVEY\EXHIBITS\13M-B-118500 PDE 08-18-20.dwg. 8/18/2020 1:54:04 PM. 1:1

ACES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.





JOB NO. 1185.00-13SR LAND  
AUGUST 18, 2020  
PAGE 1 OF 4

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

**EXHIBIT A**

**LEGAL DESCRIPTION: PUBLIC DRAINAGE EASEMENT**

A PARCEL OF LAND BEING A PORTION OF SOUTHEAST QUARTER OF SECTION 21 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218005696 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY NO. 5 REBAR FLUSH WITH THE GROUND AND AT THE EASTERLY END BY A 1-1/2" ORANGE PLASTIC SURVEYORS CAP STAMPED "MS CIVIL 32820" FLUSH WITH THE GROUND, IS ASSUMED TO BEAR S88°38'55"W, A DISTANCE OF 149.35 FEET.

**PARCEL 1**

COMMENCING AT THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218005696 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S05°14'30"W, A DISTANCE OF 2651.08 FEET TO THE POINT OF BEGINNING;

THENCE S00°53'18"E, A DISTANCE OF 219.94 FEET;  
THENCE S89°06'42"W, A DISTANCE OF 110.00 FEET;  
THENCE N00°53'18"W, A DISTANCE OF 220.00 FEET;  
THENCE N89°08'28"E, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION LYING WITHIN A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 217051682 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 5,146 SQUARE FEET.

**PARCEL 2**

COMMENCING AT THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218005696 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S03°14'22"W, A DISTANCE OF 3932.89 FEET TO THE POINT OF BEGINNING;

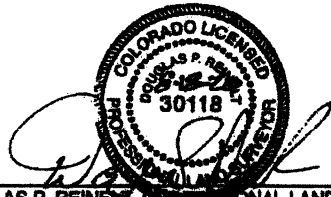
THENCE S00°53'18"E, A DISTANCE OF 30.01 FEET;  
THENCE N87°36'00"E, A DISTANCE OF 97.31 FEET;  
THENCE S02°25'07"E, A DISTANCE OF 95.21 FEET;  
THENCE N71°50'00"W, A DISTANCE OF 231.30 FEET;  
THENCE N20°13'38"E, A DISTANCE OF 47.47 FEET;  
THENCE N87°32'03"E, A DISTANCE OF 101.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION LYING WITHIN A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 217051682 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 327 SQUARE FEET.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



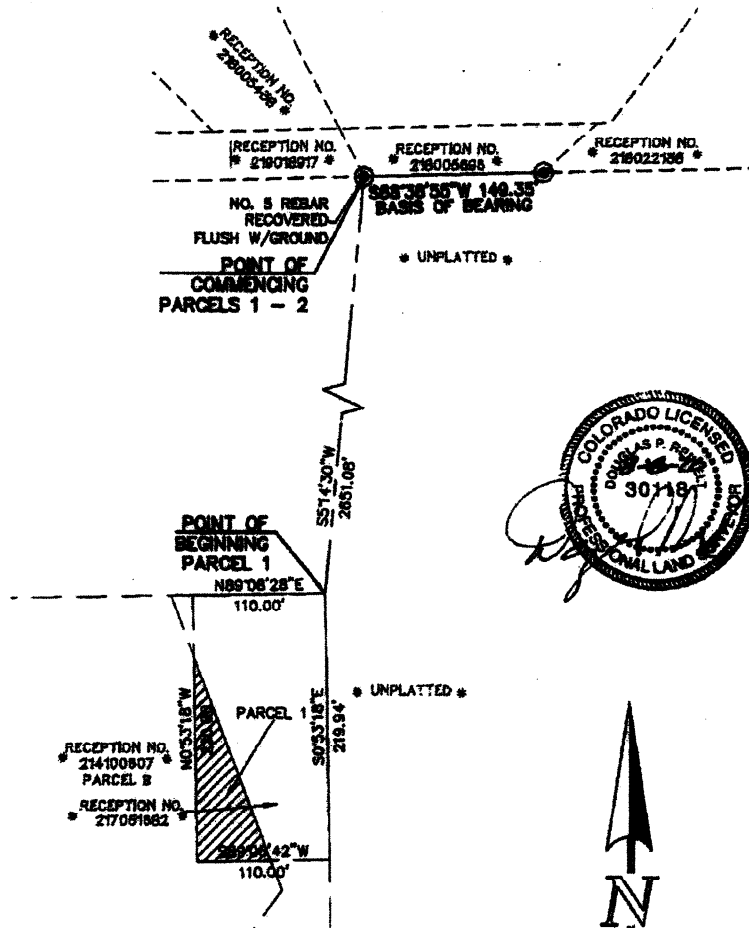
\_\_\_\_\_  
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

August 18, 2020  
DATE



618 North Cascade Avenue, Suite 200 (719)785-0790  
 Colorado Springs, Colorado 80903 (719)785-0798 (Fax)

DRAINAGE EASEMENT  
 JOB NO. 1185.00-13.1SR LAND  
 AUGUST 18, 2020  
 SHEET 3 OF 4



SCALE: 1" = 100'  
 U.S. SURVEY FEET

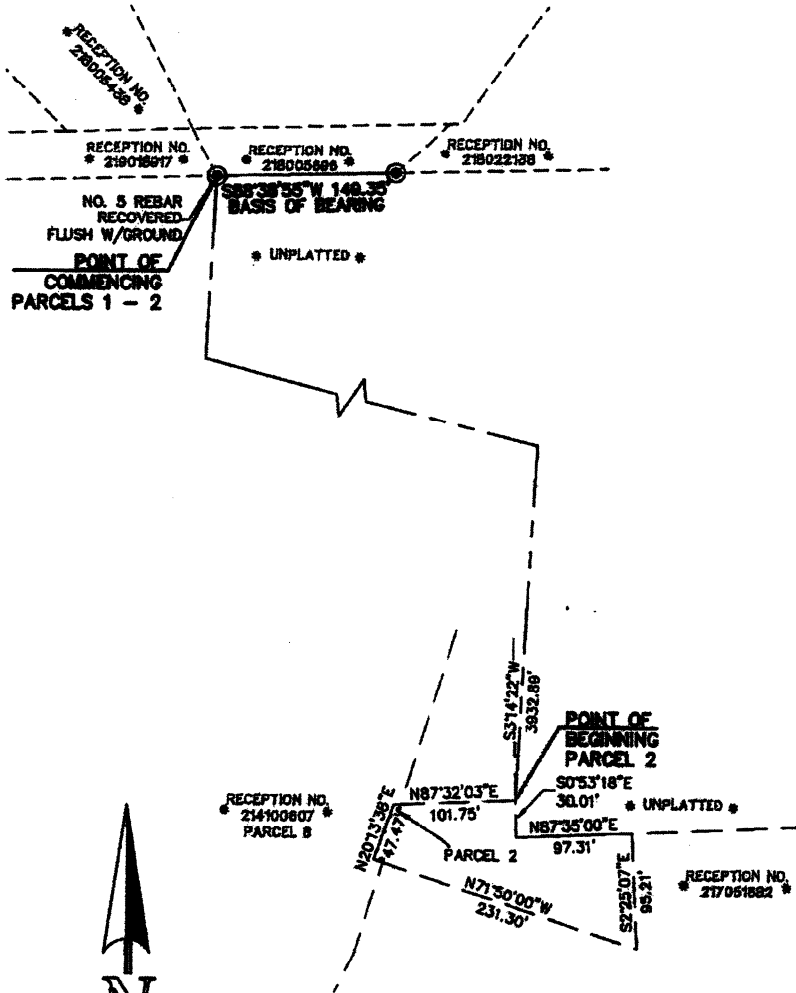
N:\118500\DRAWINGS\SURVEY\EXHIBITS\13SR LAND-118500 PDE 08-18-20.dwg, 8/18/2020 2:49:23 PM, 1:1

CLASSIC CONSULTING, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.



DRAINAGE EASEMENT  
 JOB NO. 1185.00-13.3SR LAND  
 AUGUST 17, 2020  
 SHEET 4 OF 4

619 North Cascade Avenue, Suite 200 (719)785-0790  
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)



N:\118500\DRAWINGS\SURVEY\EXHIBITS\13SR LAND-118500 PDE 08-18-20.dwg, 8/18/2020 2:48:12 PM, 1:1



SCALE: 1" = 100'  
 U.S. SURVEY FEET

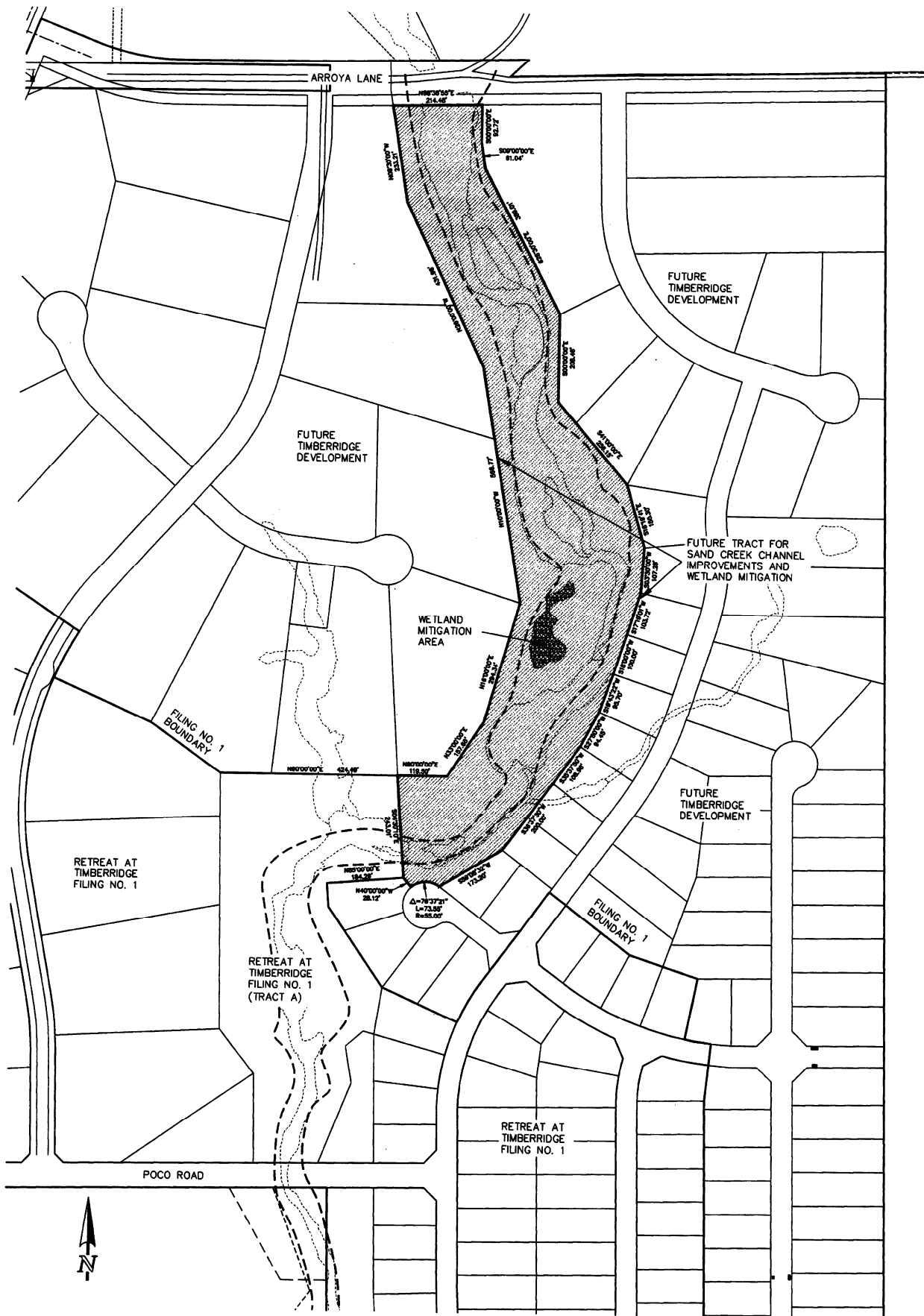


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**EXHIBIT E**  
**Wetlands Maintenance Area**  
**(Describe wetlands mitigation area)**

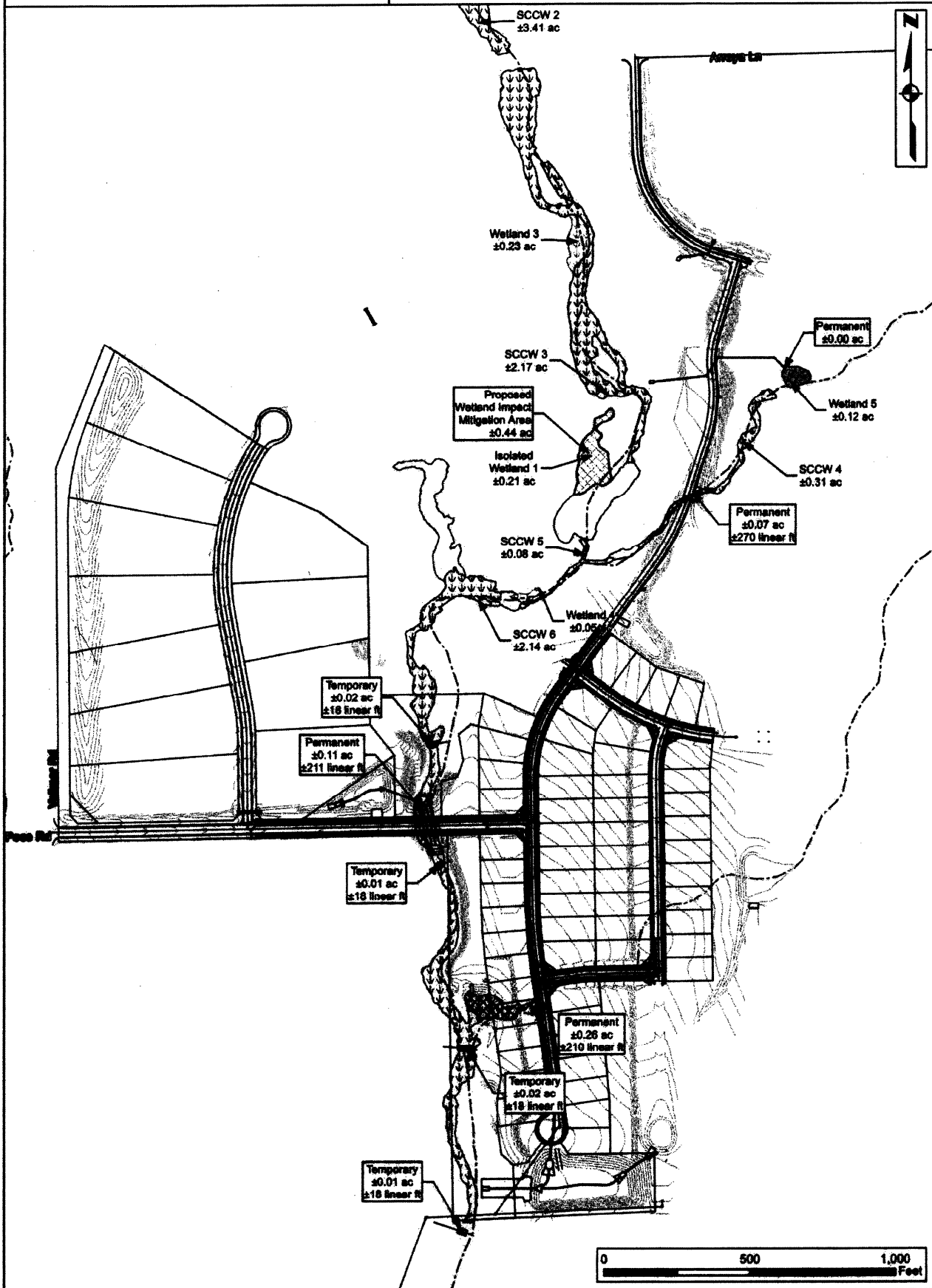
Wetland mitigation area for Retreat at TimberRidge Filing No. 1 all contained within the future tract for the Sand Creek channel as described below. This property is owned by TimberRidge Development Group, LLC.



# Retreat at Timber Ridge

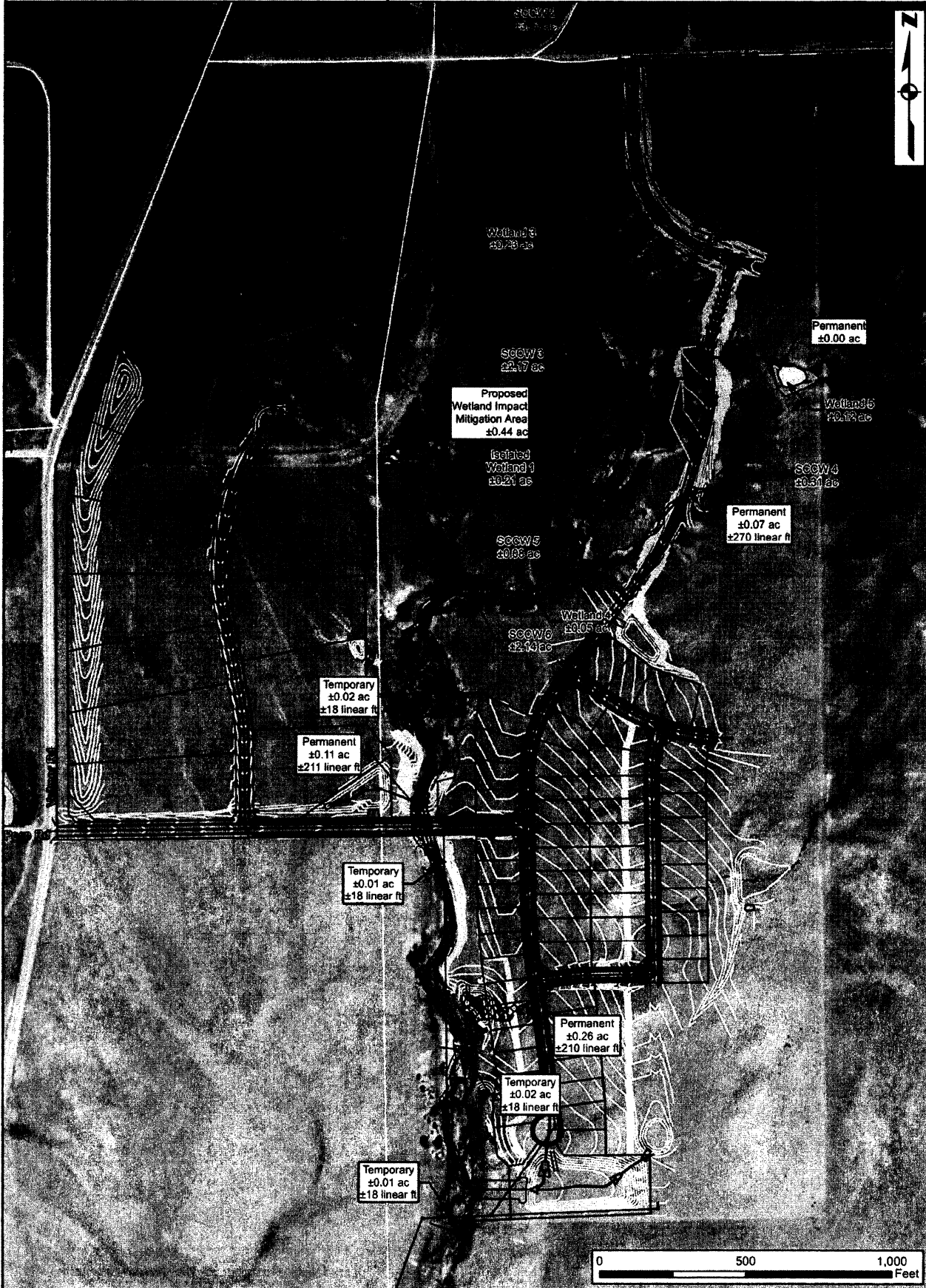
## Compensatory Mitigation Map

El Paso County, Colorado



Date: 7/25/2019

CORE Project #: 18-060



Filing 1 Layout	JD Channel (OHWM)	Proposed Impacts
NHD Watercourse	Stream Channel Containing Wetlands	Proposed Grading
NHD Waterbody	Wetland	Mitigated Wetland
Pond	Isolated Wetland	

## **EXHIBIT F**

### **Open Drainage Channel Inspections, Operations and Maintenance (O&M)**

Routine maintenance of the open drainage channel system consists of litter and debris pickup, vegetation management, erosion control, and sediment removal when necessary. Removal of excessive shrubs and trees is required to ensure that the channel will flow in conformance with the original design. Mowing and vegetation management shall be performed with care to ensure that soils remain stable and not to cause erosion. Noxious weed management shall be performed as necessary and as required under project approval conditions. All dead trees and trees growing in the flowline of a structure such as a bridge or culvert shall be removed.

Removal of sediment shall be performed with the use of equipment such as a skid steer, backhoe, and front-end loader. The removed materials shall be hauled to an acceptable landfill site unless otherwise legally permitted to be utilized elsewhere. Materials are not to be stored onsite. Equipment shall utilize the designated access roads and shall not be used in a manner to cause damage to adjacent vegetated and stable areas to the extent possible. If drainage channels contain wetlands many activities, including maintenance, may be subject to regulation and permitting.

Erosion control and restoration work such as side slope reconstruction, revegetation, riprap installation, and other stabilization methods will require the use of heavy equipment.

Maintaining altered watercourses is a minimum requirement of the National Flood Insurance Program (NFIP). In fact, failure to maintain such watercourses may result in a revision to the community's Flood Insurance Rate Map (FIRM). If a stream is altered after the community's FIRM is published, the NFIP requires the community to ensure that the channel's carrying capacity is not adversely altered. This is required in 44 CFR 60.3(b)(7) of the Federal Emergency Management Agency's (FEMA's) NFIP regulations.

**Table 1 – General Channel Maintenance Guidelines**

<b>Activity</b>	<b>Maintenance Action</b>	<b>Frequency of Action</b>
Mowing, vegetation management, and lawn care	Occasional mowing to limit unwanted vegetation. Maintain irrigated turf grass as 2 to 4 inches tall and non-irrigated native grasses at 4 to 6 inches tall.	Routine – depending on aesthetic requirements.
Debris and litter removal	Remove debris and litter from the entire channel to improve flow characteristics and aesthetics. Dispose of as appropriate.	Routine – including annual, pre-storm season (April and May) and following significant rainfall events.
Erosion and sediment control	Repair and revegetate eroded areas in the channel.	Non-routine –as necessary based on inspection.
Structural	Repair inflow structures, low flow channel linings, and energy dissipation structures as needed.	Non-routine – repair as needed based on regular inspections.
Inspections	Inspect channel to ensure continued function as initially intended. Check for erosion, slumping, excessive sedimentation, overgrowth, embankment and inflow integrity, and damage to any structural elements. Report any illicit discharge immediately.	Routine – annual inspection of hydraulic and structural facilities. Also check for obvious problems during routine maintenance visits.
Nuisance control	Address odor, insects, and other issues associated with stagnant or standing water.	Non-routine –as necessary per inspection or complaint.
Sediment removal	Remove accumulated sediment from the channel bottom.	Non-routine –as necessary per inspection.

**Routine Maintenance Activities**

The majority of this work consists of scheduled mowing, litter and debris pickups for the drainage channel during the growing season. It also includes activities such as weed control. These activities normally will be performed numerous times during the year. These items typically do not require any prior correspondence with EPC, however, completed inspection and maintenance forms shall be retained and submitted to EPC for each inspection and maintenance upon request. The Routine Maintenance Activities are summarized below, and further described in the following sections.

**Table 2 – Summary of Routine Maintenance Activities**

<b>Activity</b>	<b>Maintenance Action</b>	<b>Look for:</b>	<b>Minimum Frequency</b>
Mowing	2"-4" irrigated grass height; 4-6" natural grass height	Excessive grass height/aesthetics	Routine – twice annually
Litter / Debris Removal	Remove and dispose of litter and debris	Litter / debris in drainage channel	Routine – twice annually
Woody growth control / weed removal	Treat w/herbicide or hand pull	Noxious weeds, undesirable vegetation	Routine – minimum twice annually

Properly dispose of litter and debris materials at an approved landfill or recycling facility. It should be noted that major debris removal may require other regulatory permits prior to completing the work.

Noxious weeds and other unwanted vegetation must be treated as needed throughout the drainage channel. This activity can be performed either through mechanical means (mowing/pulling) or with herbicide. Consultation with the County Environmental Division is recommended prior to the use of herbicide. Herbicides should be utilized sparingly and as a last resort. All herbicide applications should be in accordance with the manufacturer's recommendations.

**Minor Maintenance Activities**

This work consists of a variety of isolated or small-scale maintenance/operational problems. Most of this work can be completed by a small crew, hand tools, and small equipment. These items may require prior approval from EPC depending on the scope of work. Completed inspection and maintenance forms shall be retained for each inspection and maintenance period. In the event that the drainage channel needs to be dewatered, care should be given to ensure sediment, filter material and other pollutants are not discharged. The appropriate permits shall be obtained prior to any dewatering activity.

**Table 3 – Summary of Minor Maintenance Activities**

<b>Activity</b>	<b>Maintenance Action</b>	<b>Look for:</b>	<b>Minimum Frequency</b>
Sediment/Pollutant Removal	Remove and dispose of accumulated sediment from the channel bottom.	Minor sediment and pollution build-up in channel bottom; potential decrease in channel flow rate	Non-routine – as needed based on inspection.
Erosion Repair	Repair eroded areas and revegetate; address cause.	Rills/gullies on sides of channel	Non-routine – as needed, based on inspection.

**Major Maintenance Activities**

This work consists of larger maintenance/operational problems and failures within the stormwater drainage facilities. This work will likely require approval from EPC Engineering to ensure the proper maintenance is performed. This work requires that Engineering Staff review the original design and construction drawings to assess the situation and necessary maintenance activities. This work may also require more specialized maintenance equipment, design plans/details, surveying, and assistance through private contractors and consultants. In the event that the drainage channel needs to be dewatered, care should be given to ensure sediment, filter material and other pollutants are not discharged. The appropriate permits shall be obtained prior to any dewatering activity.

**Table 4 – Summary of Major Maintenance Activities**

<b>Activity</b>	<b>Maintenance Action</b>	<b>Look for:</b>	<b>Minimum Frequency</b>
Major Sediment / Pollutant Removal	Remove and dispose of sediment. Repair vegetation as necessary	Large quantities of sediment in the channel and reduced conveyance rate/capacity	Non-routine –as necessary based on inspection.
Major Erosion Repair	Repair erosion – find cause of problem and address to avoid future erosion	Severe erosion including gullies, excessive soil displacement, unusual areas of settlement, holes	Non-routine –as necessary based on inspection.
Structural Repair	Structural repair to restore portions of the channel to its original design	Deterioration and/or damage to structural components – broken concrete, damaged pipe, drop/check structures or dissipators	Non-routine –as necessary based on inspection.
Drainage Channel Rebuild	Contact EPC Engineering	Overall channel failure	Non-routine –as needed due to complete failure of drainage channel

**Inspection Procedures**

Periodic inspections of drainage channels and associated stormwater control measures in developed areas are needed in every community to prevent the accumulation of debris deposited by storms, dumping, or natural processes. Inspections must be conducted at least once each year and after each storm that could adversely impact the drainage system. Inspections are also needed in response to citizen complaints.

Conduct annual visual inspections during the dry season to determine if there are problem inlets where sediment/trash or other pollutants accumulate. Inspection and maintenance records should be used to determine problem areas that may need to be checked more often. Appropriate action must be taken after an inspection identifies the need for maintenance or cleaning.

The attached form includes the typical information necessary for and during an inspection. Similar forms or electronic record keeping may be utilized if all relevant information is recorded. The entity responsible for channel maintenance is required to submit the periodic inspection reports upon request by County Staff. Inspections involving decisions about structural issues shall be signed by a licensed professional engineer.

Inspections of inflow structures including detention spillways and water quality outlet pipes discharging to the channel shall be coordinated with channel inspections.

Illicit discharges such as dumping of home goods or garbage, appliances, yard wastes, paint spills, abandoned oil containers and other pollutants shall be immediately reported to EPC Staff and other agencies as appropriate. Reference El Paso County Ordinance No. 07-01, as amended. EPC recommends that the responsible entity encourage public



reporting of improper waste disposal by posting "No Dumping" signs, neighborhood notices, and/or social media when available, with contact information to report violations.

### Wetlands

If drainage channels contain wetlands many activities, including maintenance, may be subject to regulation and permitting. The responsible maintenance entity shall maintain wetlands vegetation as appropriate and in consultation with the proper authorities including the U.S. Army Corps of Engineers when applicable. The responsible maintenance entity shall ensure proper training / licensing of contractors and staff to minimize the potential for damages to the wetlands.

All applicable safety and environmental considerations with regards to the application of any pesticides or herbicides shall be verified. It is also strongly encouraged that the responsible entity employ or consult a wetlands specialist or certified arborist with the ability to identify invasive/exotic species. Due to the sensitive nature of using chemicals near water bodies, a written Quality Assurance/Quality Control (QA/QC) plan shall be implemented.

Employees shall be trained in accordance with any local, state, and federal regulations and laws prior to any application of chemicals. A copy of the QA/QC plan must be submitted to the County Environmental Division prior to any chemical applications. In addition to the QA/QC plan, copies of the Safety Data Sheets (SDS) for all the chemicals being used shall be provided upon request.

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. The basis of the CWA was enacted in 1948 and was called the Federal Water Pollution Control Act, but the Act was significantly reorganized and expanded in 1972. "Clean Water Act" became the Act's common name with amendments in 1972.

Section 404 - establishes a program to regulate the discharge of dredged and fill material into waters of the United States, including wetlands. CWA Section 404(b)(1) Guidelines – U.S. Environmental Protection Agency (EPA) (Although they are called "guidelines," these criteria are established in regulations (40 CFR Part 230) and are legally binding.)

<https://www.epa.gov/cwa-404/clean-water-laws-regulations-and-executive-orders-related-section-404>

Open Drainage Channel Inspection Report Form

Date: \_\_\_\_\_ Inspector: \_\_\_\_\_

Type of inspection: Post-Storm \_\_\_\_\_ Complaint \_\_\_\_\_ Routine \_\_\_\_\_

Location: (Identify stream or basin name, downstream and upstream streets or reference points, and location of problem. Provide sketch as needed.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Type of problem: Litter \_\_\_ Minor \_\_\_ Obstruction \_\_\_ Structural \_\_\_ Illicit Discharge\*\* \_\_\_

Recommended maintenance: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Is equipment needed? \_\_\_\_\_ If so, list equipment needed: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_ Offsite Right of entry needed? \_\_\_\_\_

Work order description: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State permit(s) needed? \_\_\_\_\_ Work order number: \_\_\_\_\_

Date: \_\_\_\_\_ Crew chief: \_\_\_\_\_

Maintenance performed: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inspected by: \_\_\_\_\_

Use other side for additional recommendations for this site.

**\*\*Report illicit discharges to the County and appropriate agencies.**