

# RETREAT AT TIMBERRIDGE FILING NO. 1

## A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

THAT TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

**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 S00°50'00"E, A DISTANCE OF 507.39 FEET;  
 THENCE N89°10'00"E, A DISTANCE OF 389.42 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°55'00"W, ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 893.40 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 68.135 ACRES.

**OWNERS CERTIFICATE:**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RETREAT AT TIMBERRIDGE FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

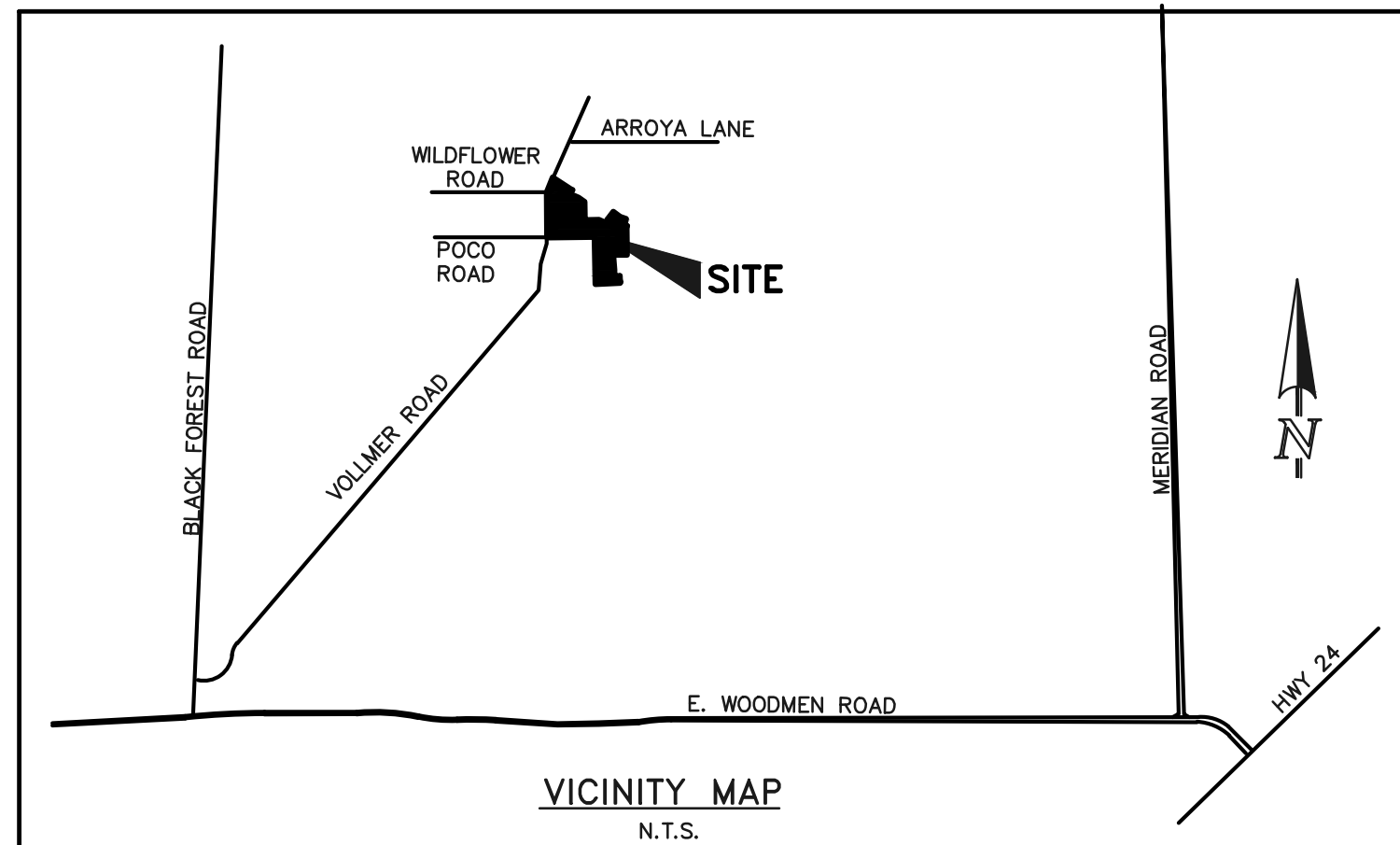
**ACCEPTANCE CERTIFICATE FOR TRACTS**

THE DEDICATION OF TRACTS B, D, E AND F WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE TIMBERRIDGE METROPOLITAN DISTRICT.

BY: \_\_\_\_\_  
 AS \_\_\_\_\_  
 OF TIMBERRIDGE METROPOLITAN DISTRICT.  
 STATE OF COLORADO )  
 ) ss  
 COUNTY OF EL PASO )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_  
 AS \_\_\_\_\_ OF TIMBERRIDGE METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

PCDD FILE NO.: SF-19-009



**GENERAL NOTES:**

1. THE DATE OF PREPARATION IS FEBRUARY 22, 2019.
2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. LOTS 1 - 7: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 60' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.  
 LOTS 8 - 11: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 60' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.  
 LOTS 12 - 70: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. SP-182.
5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 70. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 6.
6. THE ARTICLES OF INCORPORATION FOR TIMBERRIDGE METROPOLITAN DISTRICT, WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER \_\_\_\_\_. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.  
 DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.  
 THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.  
 FLOODPLAIN STATEMENT: THIS SITE, RETREAT AT TIMBERRIDGE FILING NO. 1, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X AND AE)
10. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
11. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 218040692 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.

**OWNER:**

THE FOREMENTIONED, TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
 BY: \_\_\_\_\_  
 DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO )  
 ) ss  
 COUNTY OF EL PASO )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

**GENERAL NOTES (CONT.):**

14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
15. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 180293-AMENDMENT NO. 4, PREPARED BY CAPSTONE TITLE, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2019, AT 8:00 A.M.
16. PURSUANT TO RESOLUTION \_\_\_\_\_ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF RETREAT AT TIMBERRIDGE FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. \_\_\_\_ AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
18. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
19. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
20. 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.
21. TRACT A IS FOR REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY AND OPEN SPACE. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
22. TRACT B IS FOR DETENTION AND WATER QUALITY. TRACT WILL BE OWNED AND MAINTAINED BY THE TIMBERRIDGE METROPOLITAN DISTRICT. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
23. TRACT C IS FOR EXISTING DRAINAGEWAY AND OPEN SPACE. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
24. TRACT D IS FOR DETENTION AND WATER QUALITY AND LOCAL TRAILS. TRACT WILL BE OWNED AND MAINTAINED BY THE TIMBERRIDGE METROPOLITAN DISTRICT. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
25. TRACT E IS FOR PUBLIC PARK AND OPEN SPACE. TRACT WILL BE OWNED AND MAINTAINED BY THE TIMBERRIDGE METROPOLITAN DISTRICT. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
26. TRACT F IS FOR SIGNAGE AND ENTRY MONUMENTATION. TRACT WILL BE OWNED AND MAINTAINED BY THE TIMBERRIDGE METROPOLITAN DISTRICT. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
27. UTILITY PROVIDERS:  
 WATER AND SANITARY SEWER: LOTS 1-11 INDIVIDUAL WELL AND SEPTIC SYSTEM  
 WATER AND SANITARY SEWER: LOTS 12-70 STERLING RANCH METROPOLITAN DISTRICT  
 ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION  
 GAS: BLACK HILLS ENERGY
28. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE TIMBERRIDGE HOMEOWNERS ASSOCIATION, SECRETARY OF STATE ID NO. \_\_\_\_\_ SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED \_\_\_\_\_ UNDER RECEPTION NO. \_\_\_\_\_
29. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
30. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE: HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES.
31. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO VOLLMER ROAD, \_\_\_\_\_ or Poco Road

Is El Paso County maintaining the whole tract?  
 See comment letter

**SUMMARY TABLE:**

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY AND OPEN SPACE)	106,230	3.58%	EL PASO COUNTY	EL PASO COUNTY
TRACT B (DETENTION AND WATER QUALITY)	33,571	1.13%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT C (EXISTING DRAINAGEWAY AND OPEN SPACE)	196,599	6.62%	EL PASO COUNTY	EL PASO COUNTY
TRACT D (DETENTION AND WATER QUALITY AND LOCAL TRAILS)	101,427	3.42%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT E (PUBLIC PARK AND OPEN SPACE)	27,454	0.93%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT F (SIGNAGE/ENTRY MONUMENTATION)	4,247	0.14%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
LOTS (70 TOTAL)	2,068,670	69.70%	INDIVIDUAL LOT OWNERS	
R.O.W.	429,764	14.48%	COUNTY	COUNTY
TOTAL	2,967,962	100%		

**SURVEYOR'S STATEMENT:**

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

**NOTICE:**

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

THIS PLAT FOR RETREAT AT TIMBERRIDGE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER:**

STATE OF COLORADO )  
 ) ss  
 COUNTY OF EL PASO )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
 CHUCK BROERMAN, RECORDER  
 BY: \_\_\_\_\_  
 DEPUTY

DRAINAGE: \_\_\_\_\_  
 BRIDGE FEES: \_\_\_\_\_  
 URBAN PARK: \_\_\_\_\_  
 REGIONAL PARK: \_\_\_\_\_  
 SCHOOL FEE: FALCON SCHOOL DISTRICT NO. 49  
 ACADEMY SCHOOL DISTRICT NO. 20

**OWNER:**  
 TIMBERRIDGE DEVELOPMENT GROUP, LLC  
 6385 CORPORATE DRIVE, SUITE 200  
 COLORADO SPRINGS, CO 80919

RETREAT AT TIMBERRIDGE  
 FILING NO. 1  
 JOB NO. 1185.00  
 FEBRUARY 22, 2019  
 SHEET 1 OF 5



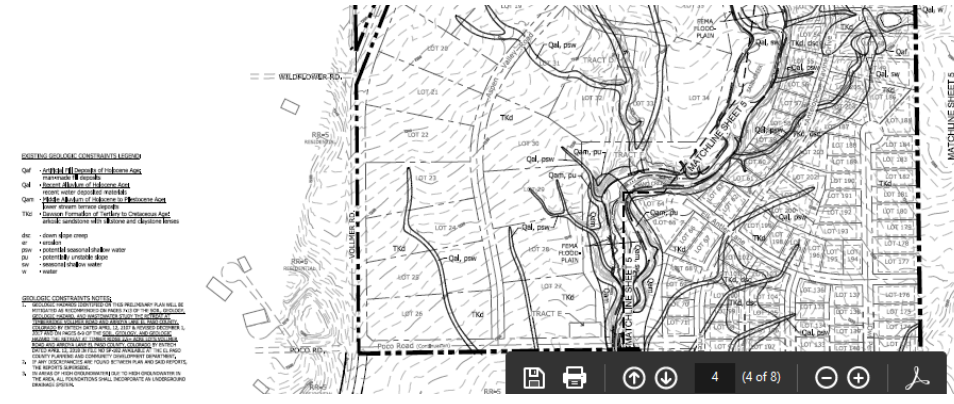
619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903 (719) 785-0790  
 (719) 785-0799 (Fax)

NO.	REVISION	DATE



# RETREAT AT TIMBERRIDGE FILING NO. 1

A PORTION OF SECTIONS 27 AND 28,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



**Soil and Geology Conditions:**  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
•Downslope Creep: (name lots or location of area)  
•Rockfall Source: (name lots or location of area)  
•Rockfall Runout Zone: (name lots or location of area)  
•Potentially Seasonally High Groundwater: (name lots or location of area)  
•Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Modify and Add standard note & identify areas on lots-septic should not be placed in these PSW areas.

depict a turn round for plows and County maintenance plated until next dev is plated

This is 100 foot bldg setback not easement  
Show both. Specify entity with landscape responsibility.

Reference recorded NEPE (Non-Exclusive Permanent Easement) agreement. See ECM 2.3.8.C.2

NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 32820"

VOLLMER ROAD (60' PUBLIC ROW)

RIGHT OF WAY DEDICATION

ASPEN VALLEY ROAD (60' PUBLIC ROW)

WILDFLOWER RD. PRIVATE ROAD

RR-5 RESIDENTIAL

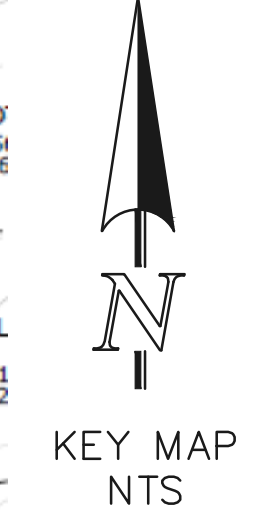
POCO RD. RURAL LOCAL

SHEET 2

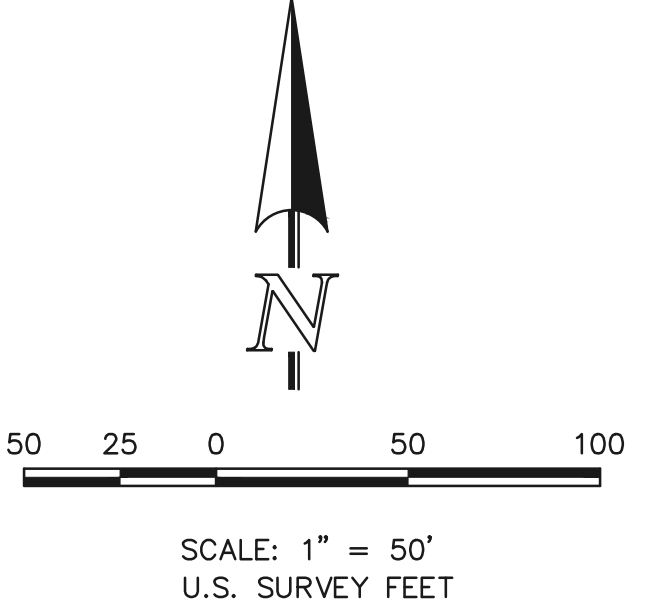
SHEET 3

SHEET 4

SHEET 5



- LEGEND**
- (R) RADIAL BEARING
  - AC ACRES
  - SF SQUARE FEET
  - 1-1/2" ALUMINUM SURVEYORS' CAP STAMPED "DCS LLC PLS 30118" TO BE SET UNLESS OTHERWISE NOTED
  - \* NOT PART OF THIS SUBDIVISION
  - (XXX) ADDRESS



RETREAT AT TIMBERRIDGE  
FILING NO. 1  
JOB NO. 1185.00  
FEBRUARY 22, 2019  
SHEET 2 OF 5

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



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

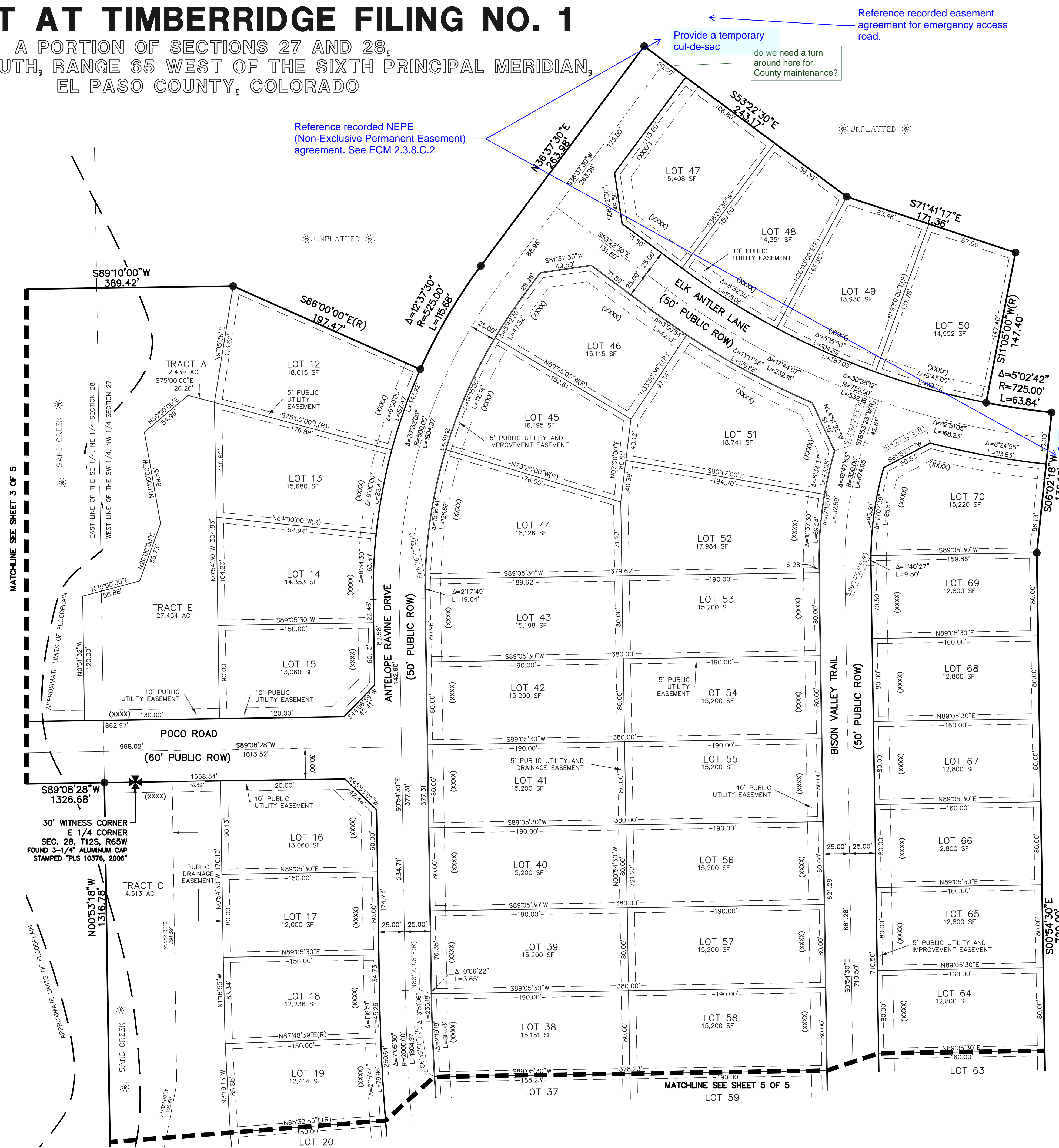






# RETREAT AT TIMBERRIDGE FILING NO. 1

A PORTION OF SECTIONS 27 AND 28,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

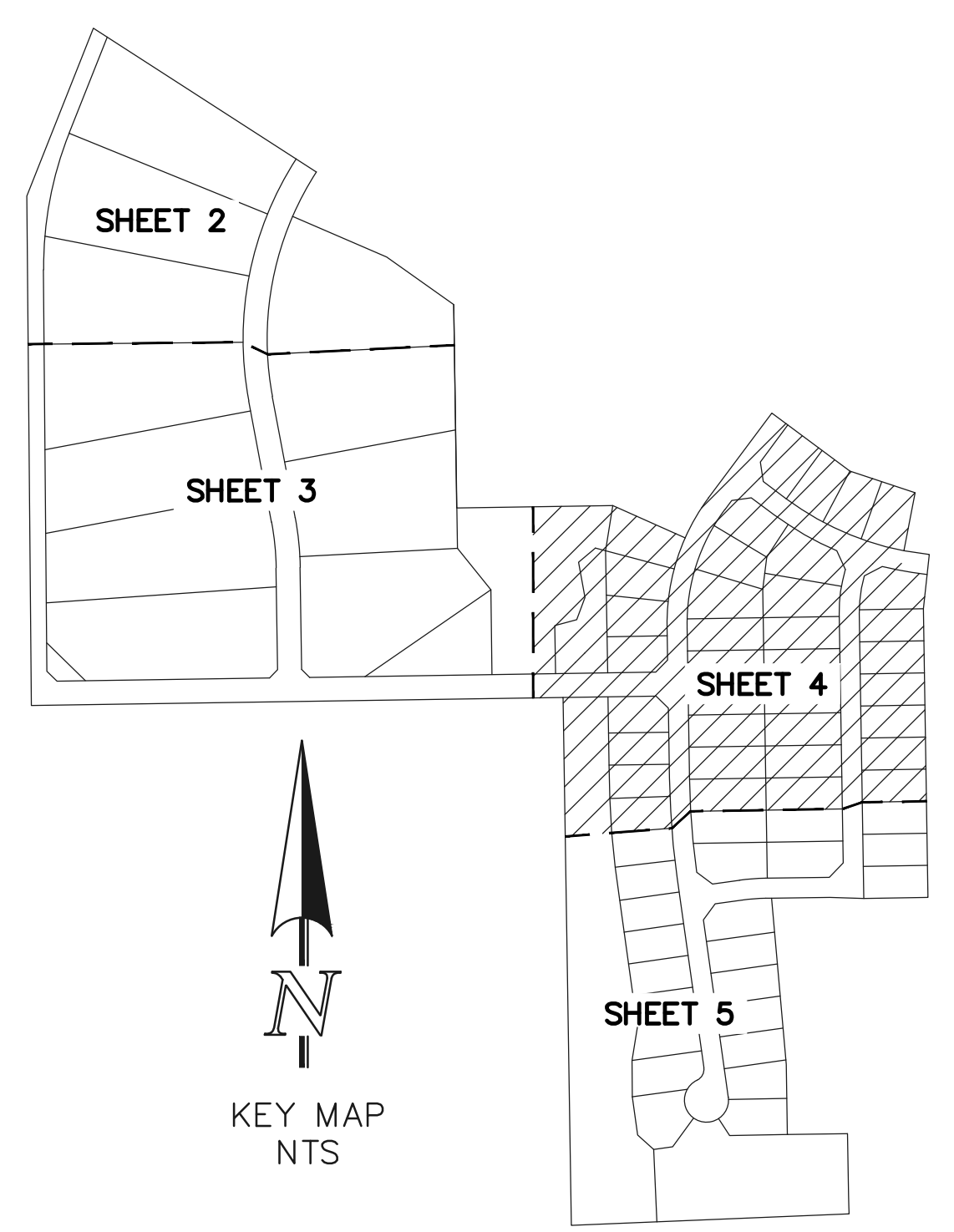


Reference recorded NEPE (Non-Exclusive Permanent Easement) agreement. See ECM 2.3.8.C.2

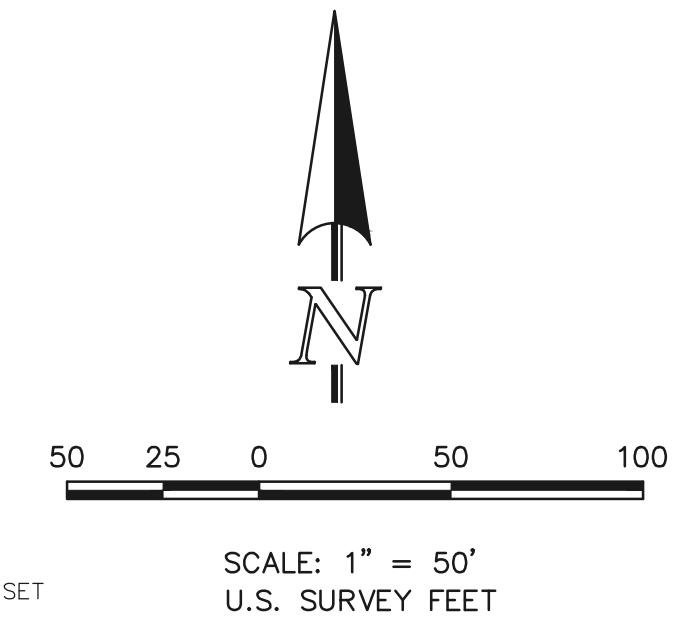
Provide a temporary cul-de-sac  
do we need a turn around here for County maintenance?

Reference recorded easement agreement for emergency access road.

Provide a temporary cul-de-sac



- LEGEND**
- (R) RADIAL BEARING
  - AC ACRES
  - SF SQUARE FEET
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "COCS LLC PLS 30118" TO BE SET UNLESS OTHERWISE NOTED
  - \* NOT PART OF THIS SUBDIVISION
  - (XXX) ADDRESS



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

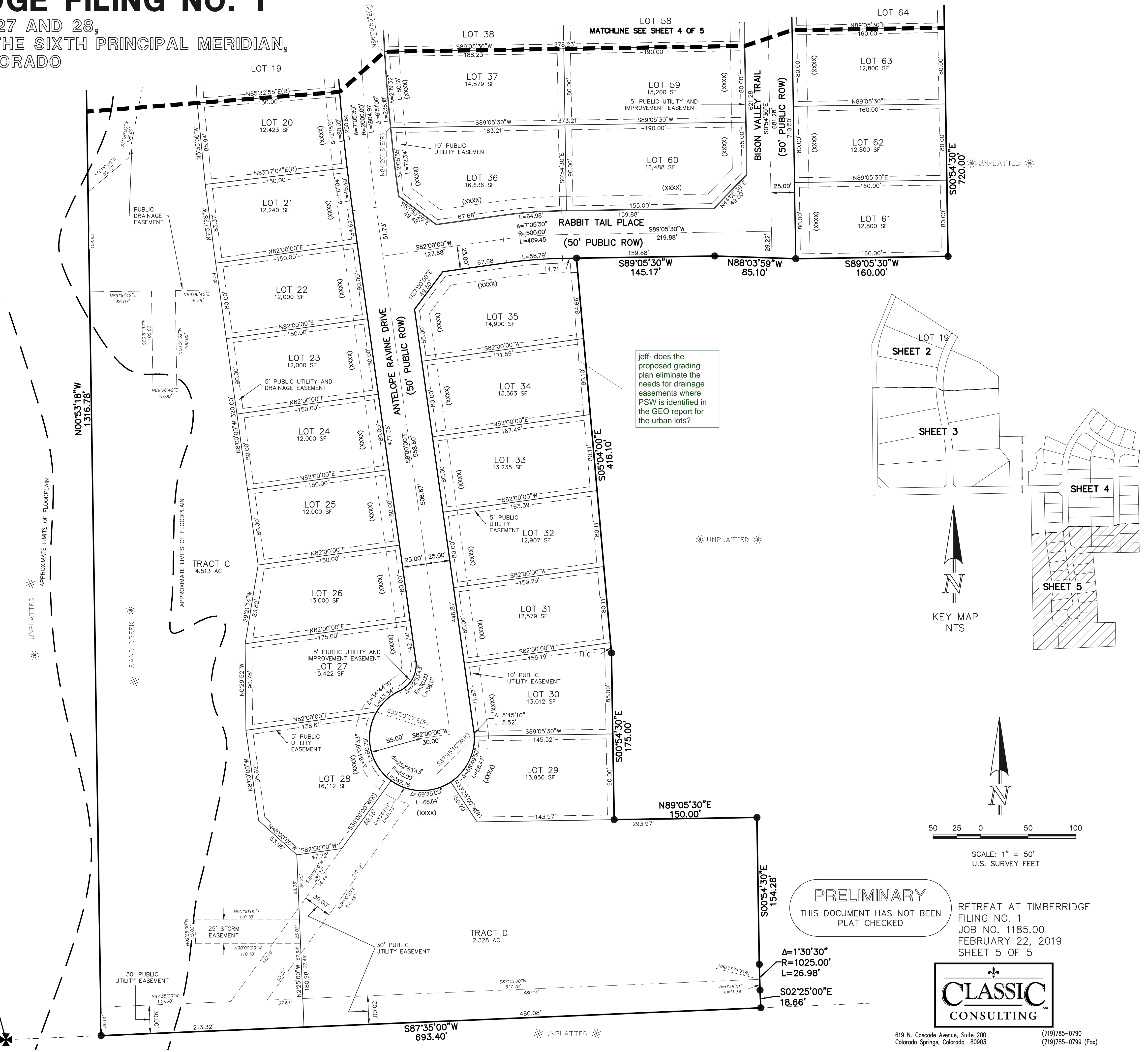


619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)

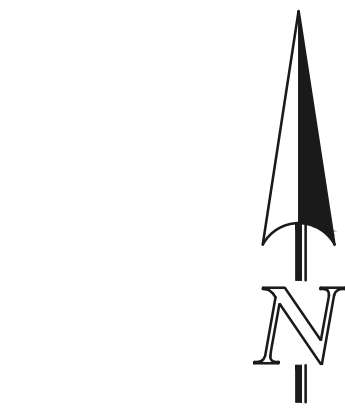
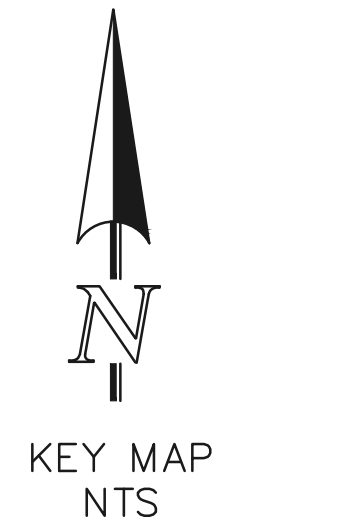
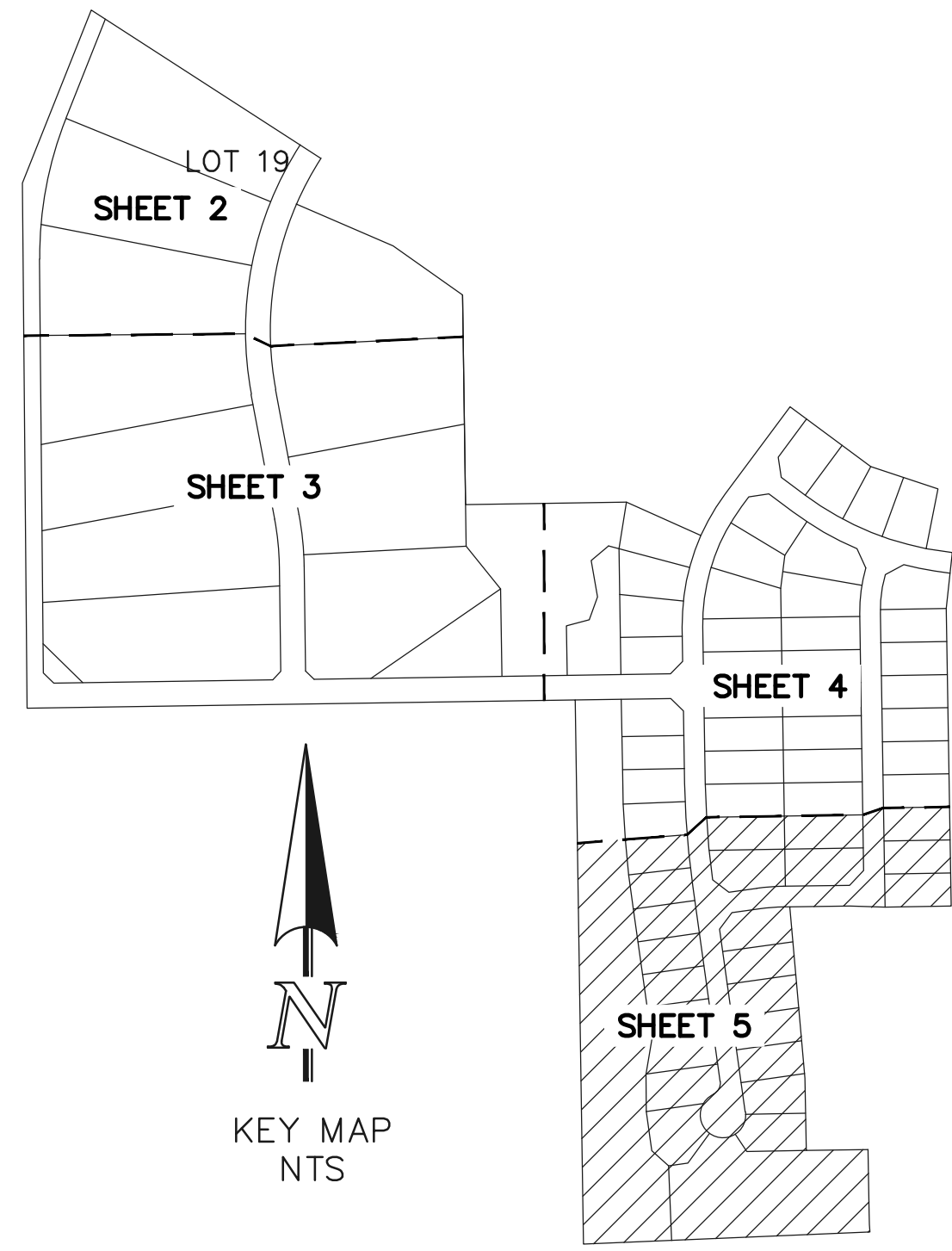


# RETREAT AT TIMBERRIDGE FILING NO. 1

A PORTION OF SECTIONS 27 AND 28,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



- LEGEND**
- (R) RADIAL BEARING
  - AC ACRES
  - SF SQUARE FEET
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET UNLESS OTHERWISE NOTED
  - ✱ NOT PART OF THIS SUBDIVISION
  - (XXX) ADDRESS



50 25 0 50 100  
SCALE: 1" = 50'  
U.S. SURVEY FEET

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

RETREAT AT TIMBERRIDGE  
FILING NO. 1  
JOB NO. 1185.00  
FEBRUARY 22, 2019  
SHEET 5 OF 5



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

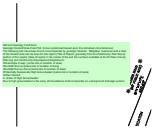
100' WITNESS CORNER  
S 1/16 CORNER  
SEC. 27 & 28, T12S, R65W  
FOUND 3-1/4" ALUMINUM CAP  
STAMPED "PLS 10376, 2008"

# Markup Summary

dsdparsons (14)



**Subject:** Image  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/15/2019 12:16:56 PM  
**Color:** ■

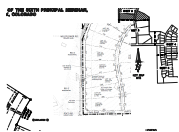


**Subject:** Soils & Geology  
**Page Label:** 2  
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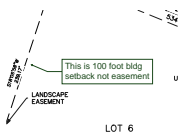
Soil and Geology Conditions:  
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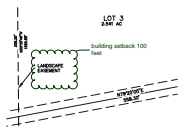


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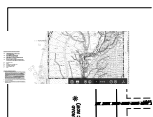
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This is 100 foot bldg setback not easement

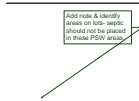


**Subject:** Cloud+  
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**Author:** dsdparsons  
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building setback 100 feet

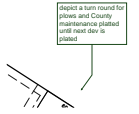


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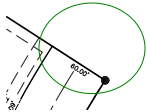
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Add note & identify areas on lots- septic should not be placed in these PSW areas.

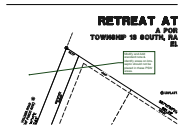


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depict a turn round for plows and County maintenance platted until next dev is plotted

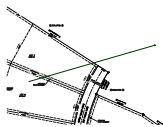


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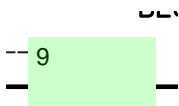


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Modify and Add standard note & identify areas on lots- septic should not be placed in these PSW areas.



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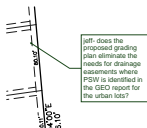
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9



**Subject:** Callout  
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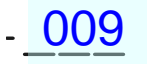
do we need a turn around here for County maintenance?



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 5/15/2019 12:31:47 PM  
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jeff- does the proposed grading plan eliminate the needs for drainage easements where PSW is identified in the GEO report for the urban lots?

dsdrice (16)



**Subject:** Text Box  
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**Author:** dsdrice  
**Date:** 5/16/2019 10:55:47 AM  
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009







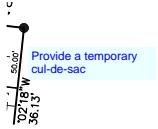
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Reference recorded easement agreement for emergency access road.



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdrice  
**Date:** 5/17/2019 3:19:37 PM  
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Reference recorded NEPE (Non-Exclusive Permanent Easement) agreement. See ECM 2.3.8.C.2



**Subject:** Text Box  
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Provide a temporary cul-de-sac



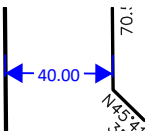
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Provide a temporary cul-de-sac



**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdrice  
**Date:** 5/17/2019 3:27:52 PM  
**Color:** ■

Show both. Specify entity with landscape responsibility.



**Subject:** Length Measurement  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 5/17/2019 3:49:17 PM  
**Color:** ■

40.00