

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 0°22'00", A RADIUS OF 770.00 FEET AND A DISTANCE OF 125.33 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.

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.

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.

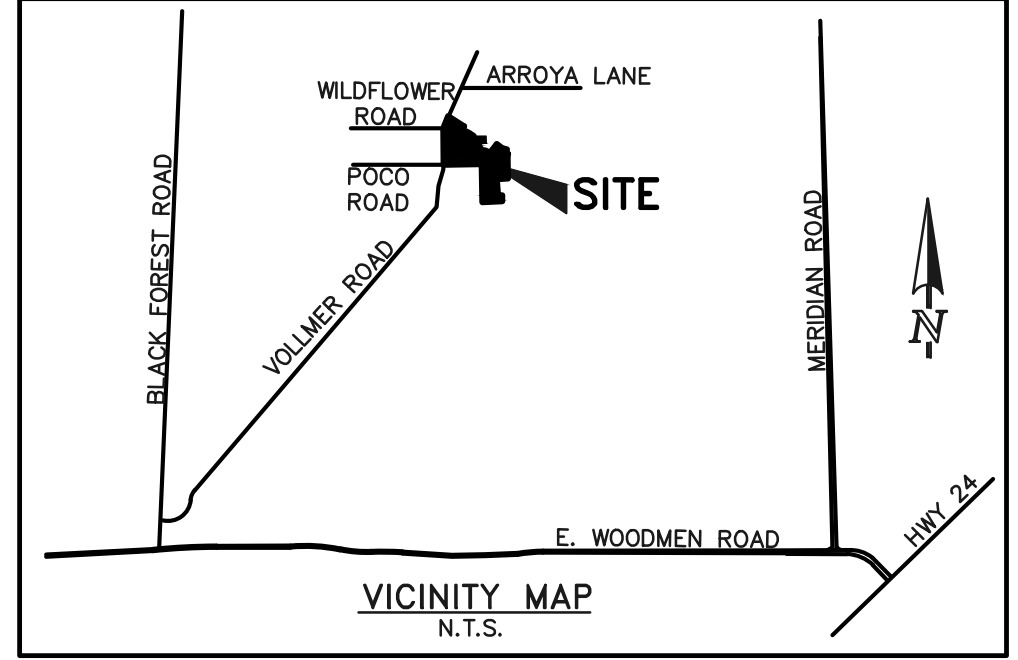
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: ___ NOTARY PUBLIC

PCDD FILE NO.: SF-19-009

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



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.

7. 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 PARKS AND 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.

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

9. 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 08041C05356, DATED DECEMBER 7, 2018. (ZONE X AND AE) BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON HAVE BEEN CONVERTED FROM NAVD88 TO NGVD29 USING THE NATIONAL GEODETIC SURVEY VERTCON PROGRAM. THE DATUM SHIFT, AS CALCULATED IS -0.884 METERS OR -2.900 FEET FOR 39°58'42"N LATITUDE, 104°39'17"W LONGITUDE.

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 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.

14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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. _ AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

GENERAL NOTES (CONT.):

17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY 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.

LOTS 29-35, 36-45 AND 61-70 SHALL ACCEPT DRAINAGE FROM UPSTREAM AREAS AND THE PURCHASERS OF THESE LOTS ARE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SIDE-LOT DRAINAGE SWALES TO ACCOMMODATE THE STORMWATER RUNOFF.

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 PUBLIC TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE. TRACT A WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY, UPON COMPLETION OF THE REQUIRED IMPROVEMENTS AND COUNTY ACCEPTANCE, RETREAT AT TIMBERRIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE AESTHETIC MAINTENANCE.

22. TRACT B IS FOR DETENTION AND WATER QUALITY AND PUBLIC UTILITIES. 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, PUBLIC UTILITIES AND OPEN SPACE. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY, UPON COMPLETION OF THE REQUIRED IMPROVEMENTS AND COUNTY ACCEPTANCE, RETREAT AT TIMBERRIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE AESTHETIC MAINTENANCE.

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, PUBLIC TRAILS, PUBLIC UTILITIES 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 PUBLIC UTILITIES, 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 RETREAT AT TIMBERRIDGE HOMEOWNERS ASSOCIATION, SECRETARY OF STATE ID NO. 20191211545 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.

32. THE SECONDARY GRAVEL ACCESS ROAD, LYING WITHIN AN EASEMENT DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. _____, IS NOT COUNTY MAINTAINED. CONSTRUCTION AND MAINTENANCE OBLIGATIONS ARE THE RESPONSIBILITY OF TIMBERRIDGE DEVELOPMENT GROUP, LLC AND THE TIMBERRIDGE METROPOLITAN DISTRICT PER SAID EASEMENT DOCUMENT.

33. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY THE TIMBERRIDGE METROPOLITAN DISTRICT.

34. THE LANDSCAPE EASEMENT SHOWN ON LOTS 1 THROUGH 7 IS FOR THE BENEFIT OF TIMBERRIDGE DEVELOPMENT GROUP, LLC TO COMPLETE ANY GRADING AND LANDSCAPING TO COMPLY WITH APPROVED PLANS. MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.

35. SOIL AND GEOLOGY CONDITIONS: 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 SOIL, GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY, THE RETREAT AT TIMBERRIDGE, VOLLMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTECH ENGINEERING INC, DATED APRIL 12, 2017, REVISED DECEMBER 1, 2017 IN FILE RETREAT AT TIMBERRIDGE FILE NO. PUD 17-003 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: POTENTIAL SHALLOW WATER: LOTS 1-4 AND 8-11: SP182 file also has updated GEO report IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

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

SUMMARY TABLE: Table with columns: LOTS, SQUARE FEET, PERCENTAGE, OWNER, MAINTENANCE. Rows include Tract A through Tract F, and a Total row.

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 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, PUBLIC EASEMENTS AND TRACTS A AND C 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: SAND CREEK

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: FALCON SCHOOL DISTRICT NO. 49 ACADEMY SCHOOL DISTRICT NO. 20

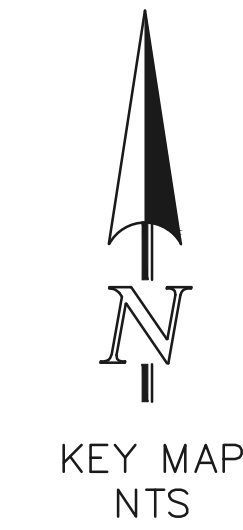
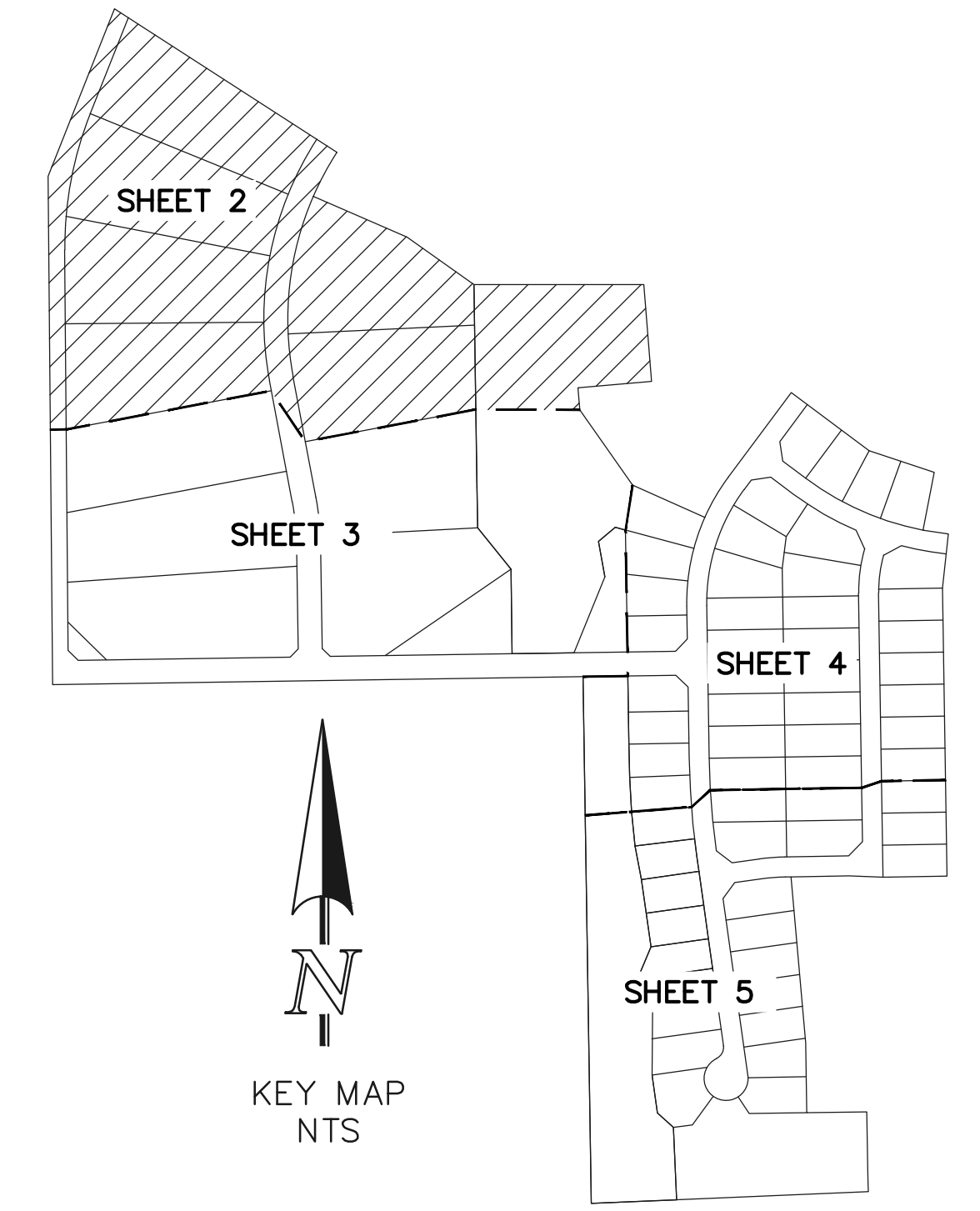
OWNER: TIMBERRIDGE DEVELOPMENT GROUP, LLC 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, CO 80919 RETREAT AT TIMBERRIDGE FILING NO. 1 JOB NO. 1185.00 FEBRUARY 22, 2019 SHEET 1 OF 5

Table with columns: NO., REVISION, DATE. Rows 1 and 2.

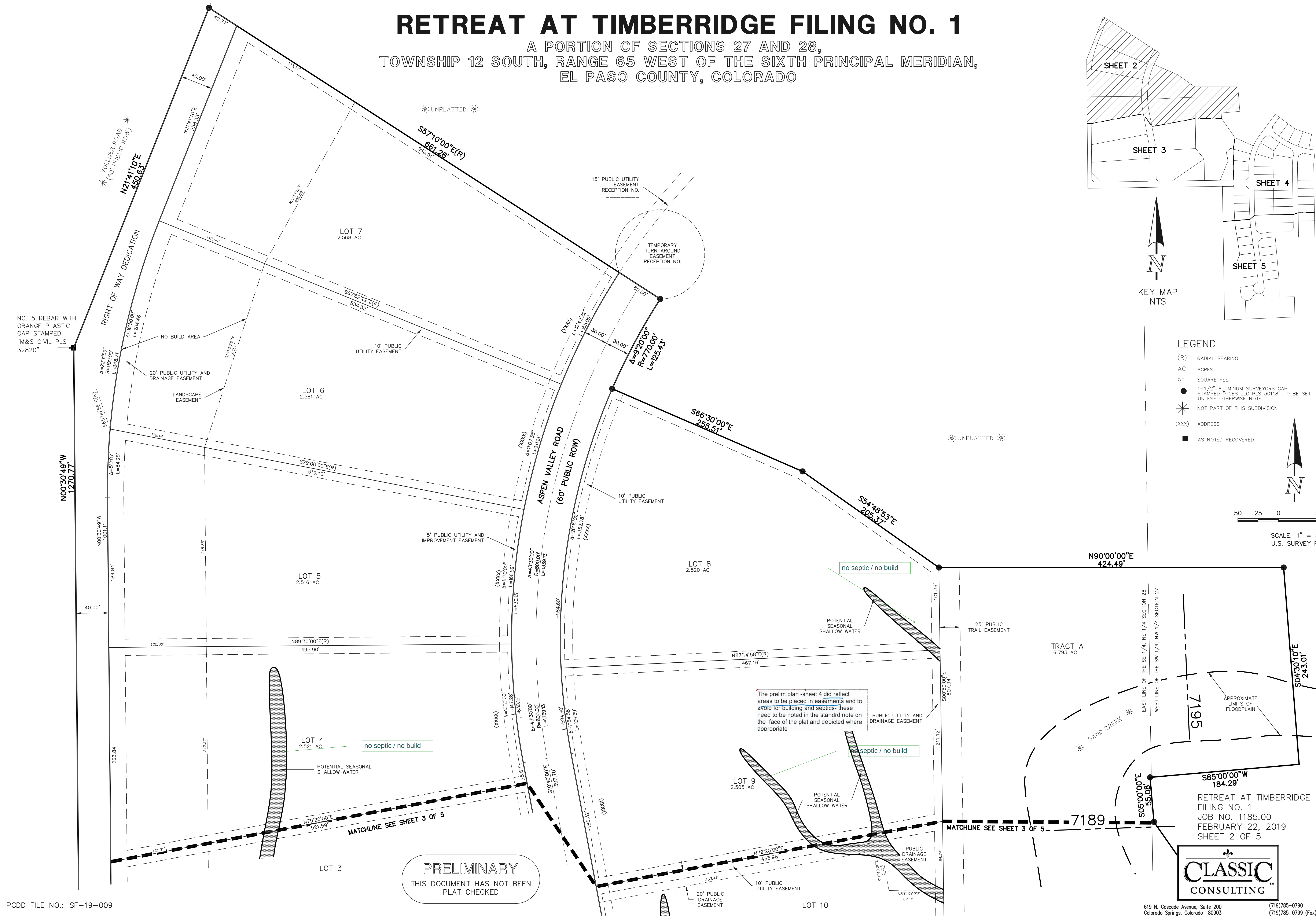
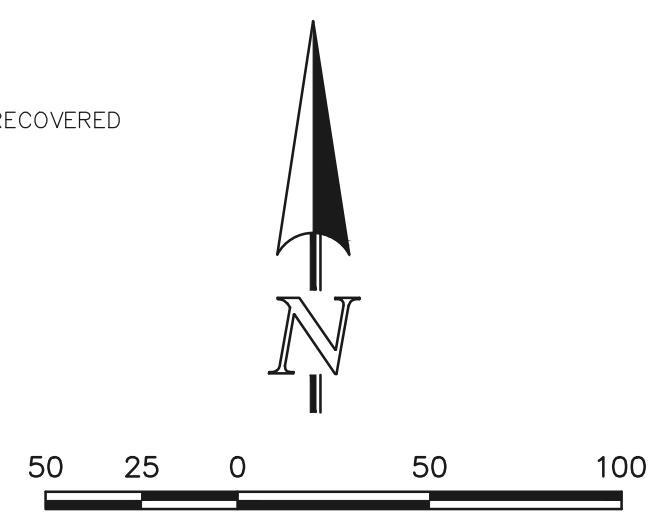


RETREAT AT TIMBERRIDGE FILING NO. 1

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



- 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
 - AS NOTED RECOVERED



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

The prelim plan - sheet 4 did reflect areas to be placed in easements and to avoid for building and septic - these need to be noted in the standr note on the face of the plat and depicted where appropriate

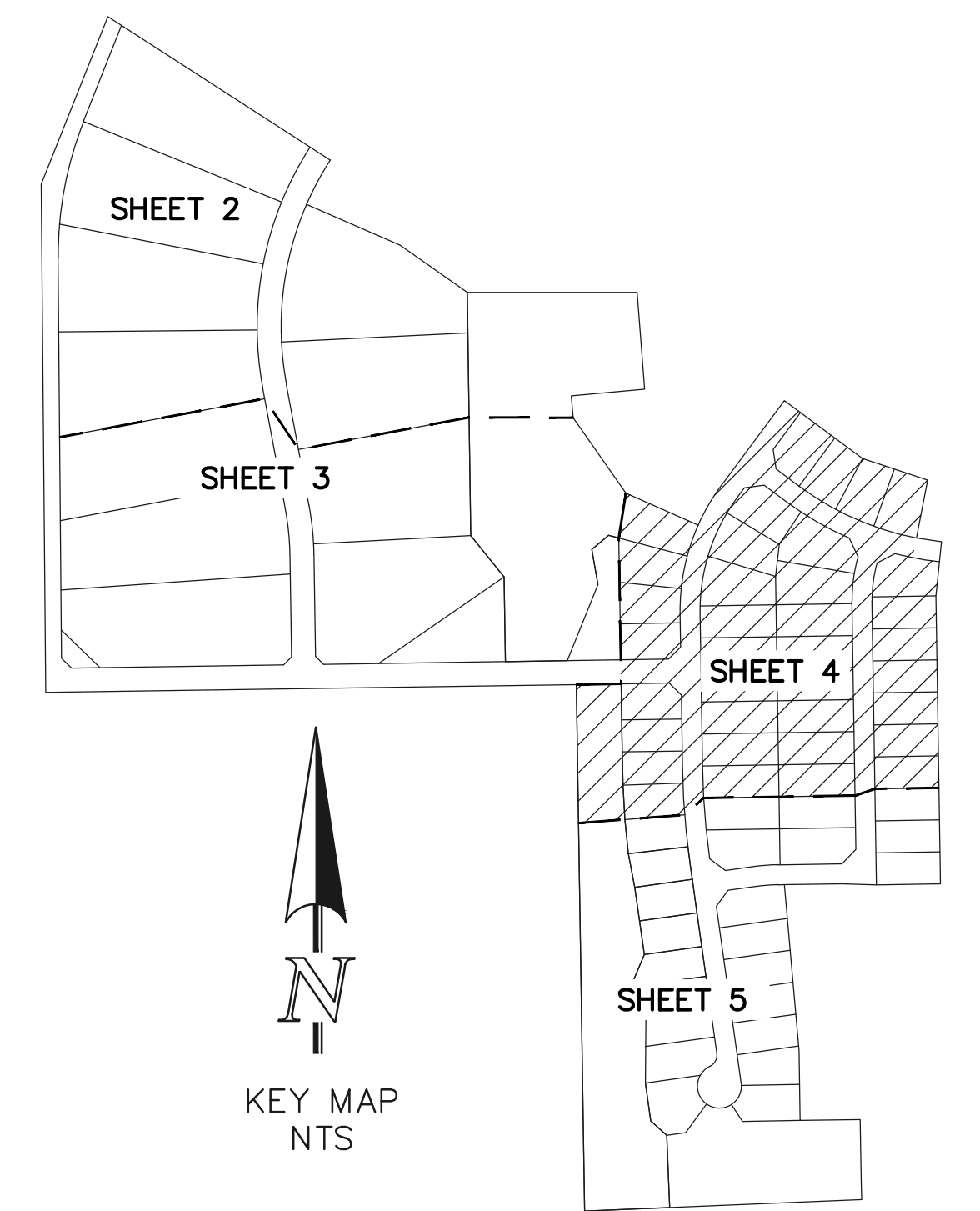
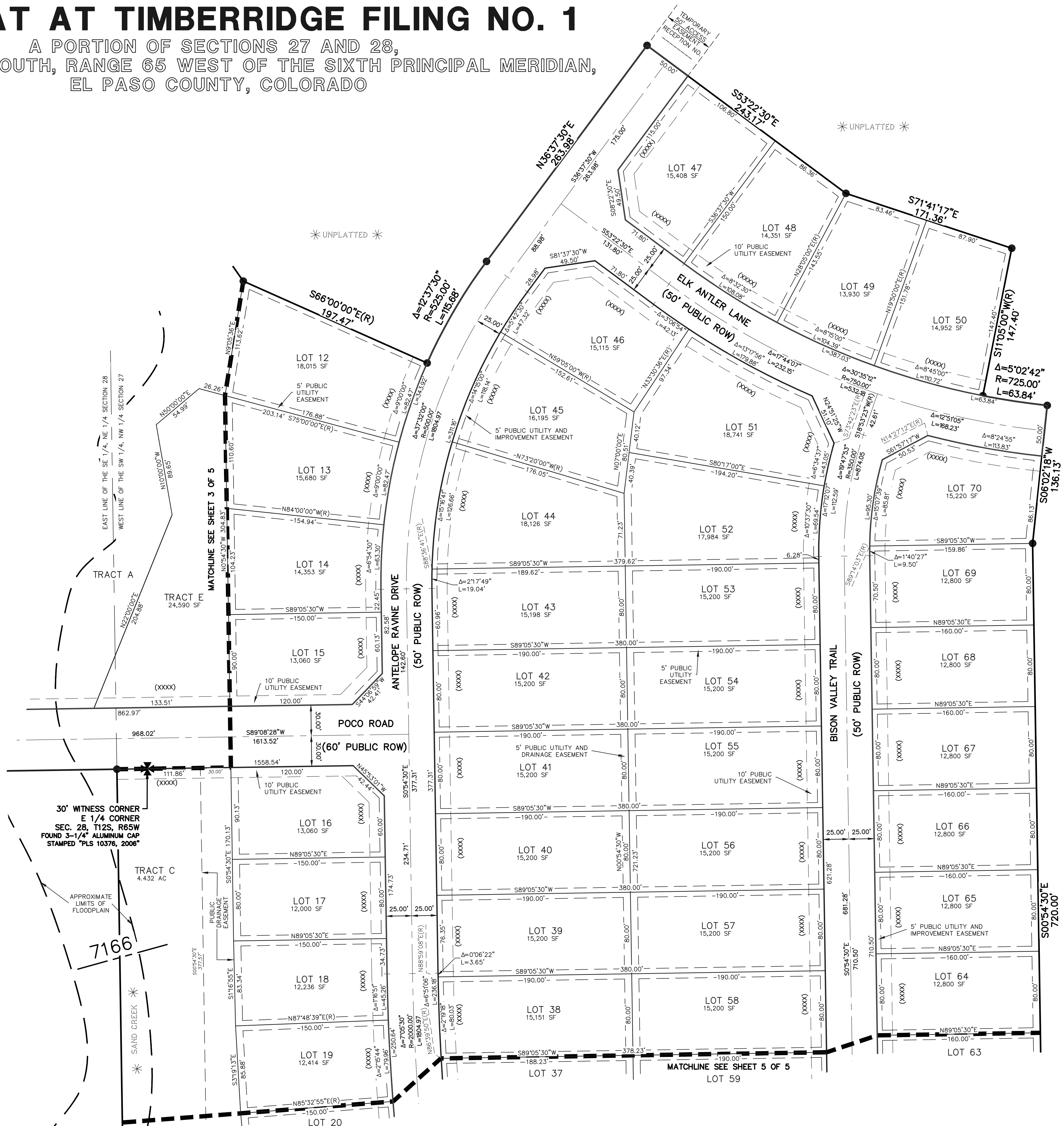
RETREAT AT TIMBERRIDGE
FILING NO. 1
JOB NO. 1185.00
FEBRUARY 22, 2019
SHEET 2 OF 5



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

RETREAT AT TIMBERRIDGE FILING NO. 1

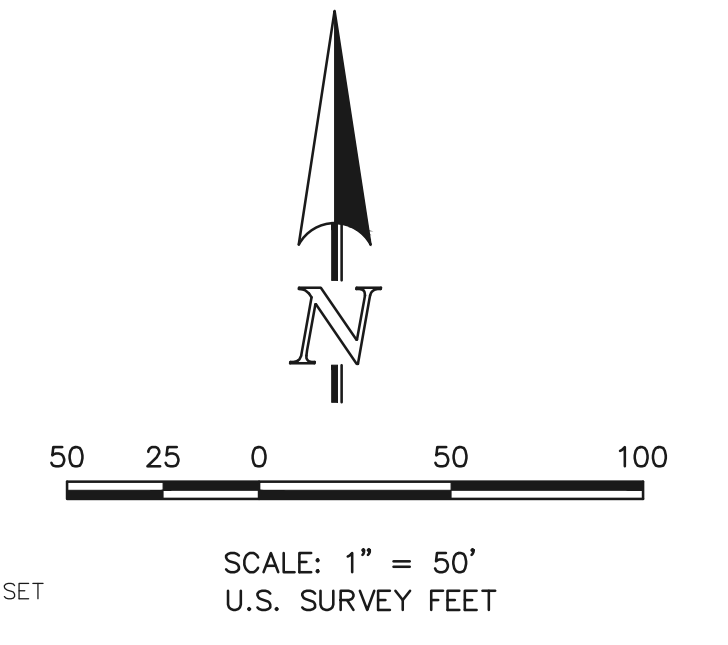
A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



* UNPLATTED *

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



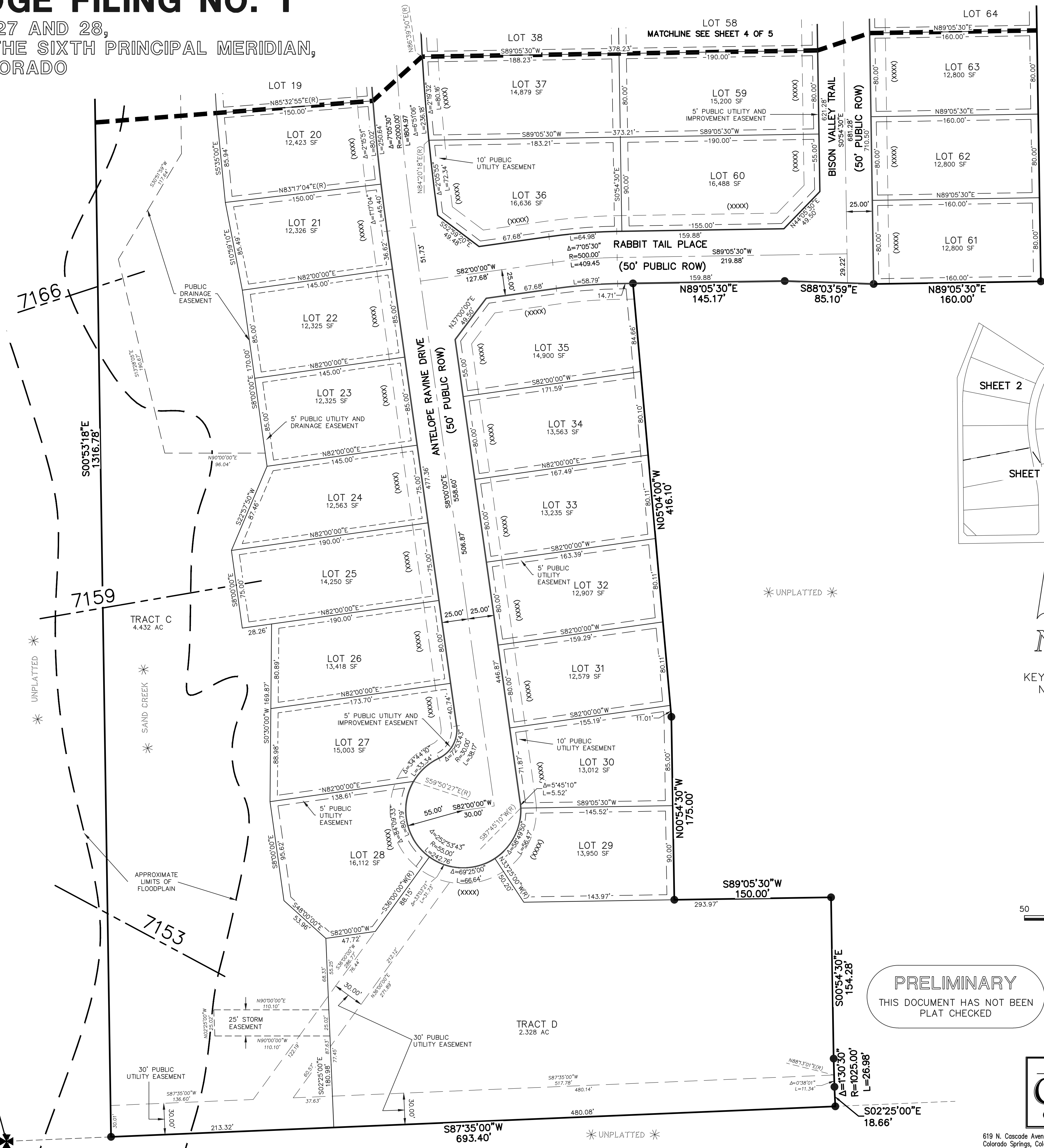
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



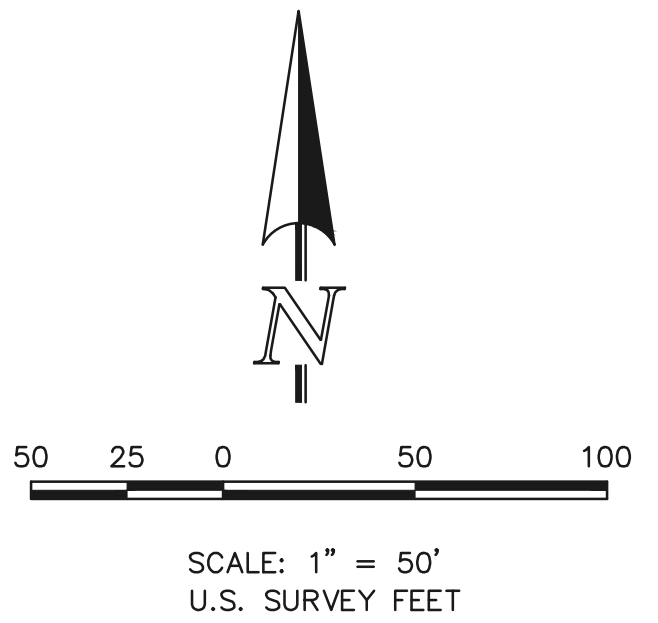
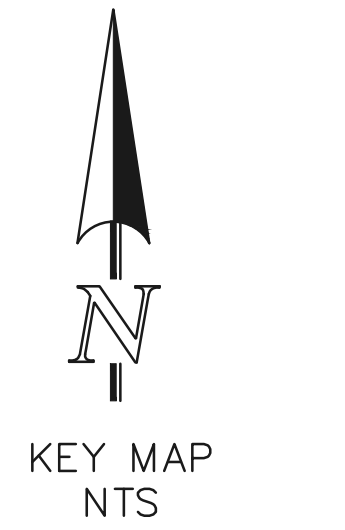
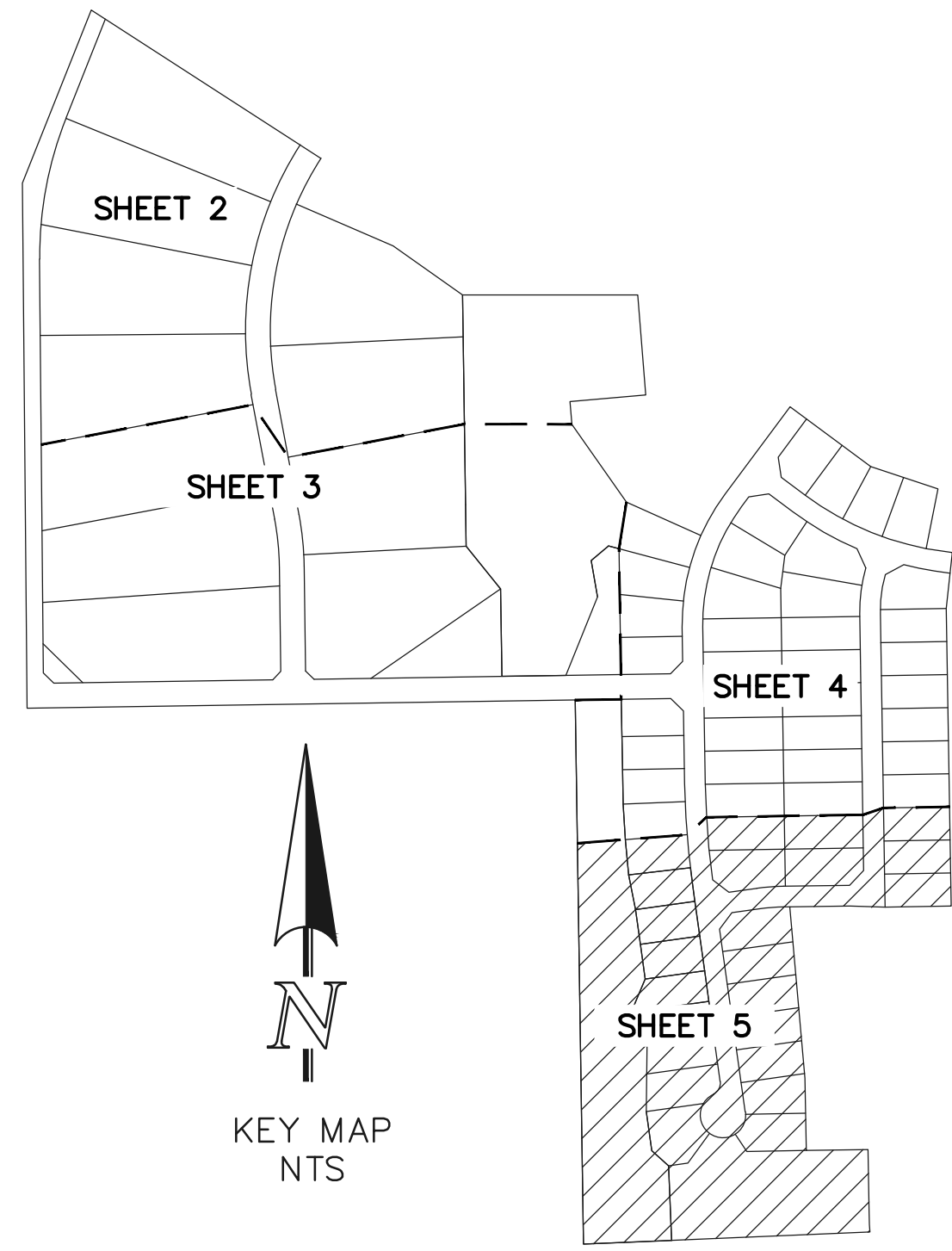
RETREAT AT TIMBERRIDGE
FILING NO. 1
JOB NO. 1185.00
FEBRUARY 22, 2019
SHEET 4 OF 5

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



- 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



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"

Plat V_3 redline planner only.pdf Markup Summary

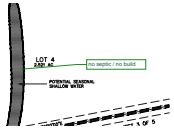
dsdparsons (10)

S HAVE BEEN FOUND TO BE IMPACTED BY C
HAZARD AREA CAN BE FOUND IN THE REP
Y, THE RETREAT AT TIMBERIDGE, VOLLMER
201 ENGINEERING INC. DATED APRIL 12, 2011
FILE NO. PUD 17-003 AVAILABLE AT THE E
48
NO 8-11: SP182 file also has
Updated GEO report
DATIONS SHALL INCORPORATE AN UNDERGR

CTS

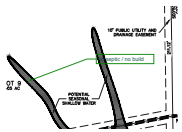
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SP182 file also has updated GEO report



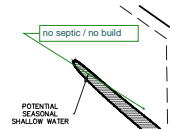
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no septic / no build



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no septic / no build



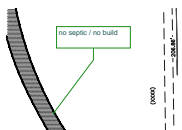
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no septic / no build



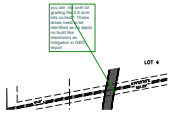
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no septic / no build



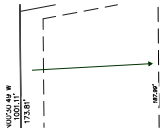
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no septic / no build

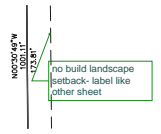


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Date: 5/15/2020 11:25:37 AM
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you are not over lot grading the 2.5 acre lots correct? These areas need to be identified as no septic no build like mentioned as mitigation in GEO report

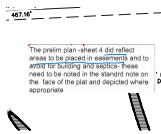


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Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 5/15/2020 11:26:51 AM
Status:
Color: ■
Layer:
Space:

no build landscape setback- label like other sheet



Subject: Image
Page Label: 2
Author: dsdparsons
Date: 5/15/2020 11:30:00 AM
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