

BE IT KNOWN 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 21, 22, 27 AND 28, ALL IN 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 1356.68 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 ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF POCO ROAD AS PLATTED IN RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N08°49'11"E, A DISTANCE OF 2334.95 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, SAID POINT BEING THE NORTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715015, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N21°41'10"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD, A DISTANCE OF 342.36 FEET TO A POINT ON THE SOUTHWESTERLY CORNER OF ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431;

THENCE N89°40'23"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431, A DISTANCE OF 761.52 FEET TO THE SOUTHEASTERLY CORNER OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 SAID POINT BEING ON THE EAST LINE OF SAID SECTION 28;

THENCE N00°52'58"W, ON THE EASTERLY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 AND THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 SAID POINT BEING THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°37'14"W, ON THE EASTERLY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 AND THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431;

THENCE S89°40'23"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431, A DISTANCE OF 736.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430;

THENCE N21°41'10"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430, A DISTANCE OF 113.82 FEET;

THENCE S68°18'50"E, A DISTANCE OF 145.93 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 22°00'47", A RADIUS OF 560.00 FEET AND A DISTANCE OF 215.15 FEET TO A POINT OF TANGENT;

THENCE N89°40'23"E, A DISTANCE OF 348.92 FEET;

THENCE N88°38'55"E, A DISTANCE OF 1330.71 FEET;

THENCE S00°54'30"E, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S00°54'30"E, A DISTANCE OF 1447.63 FEET TO THE NORTHEASTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715015;

THENCE ON THE NORTHERLY AND EASTERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2 THE FOLLOWING SEVEN (7) COURSES:

- 1. N77°00'00"W, A DISTANCE OF 251.41 FEET;
- 2. S07°30'00"E, A DISTANCE OF 198.00 FEET TO A POINT ON CURVE;
- 3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S07°30'00"E, HAVING A DELTA OF 83°24'30", A RADIUS OF 55.00 FEET AND A DISTANCE OF 80.07 FEET TO A POINT OF TANGENT;
- 4. S00°54'30"E, A DISTANCE OF 28.00 FEET;
- 5. S89°05'30"W, A DISTANCE OF 150.00 FEET;
- 6. S05°57'53"W, A DISTANCE OF 241.74 FEET;
- 7. S19°50'00"W, A DISTANCE OF 225.69 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1;

THENCE ON THE NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

- 1. N71°41'17"W, A DISTANCE OF 83.46 FEET;
- 2. N53°22'30"W, A DISTANCE OF 243.17 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2;

THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2 THE FOLLOWING TWENTY (20) COURSES:

- 1. N36°37'30"E, A DISTANCE OF 10.00 FEET;
- 2. N53°22'30"W, A DISTANCE OF 150.00 FEET;
- 3. N36°37'30"E, A DISTANCE OF 200.00 FEET;
- 4. N35°37'50"E, A DISTANCE OF 108.98 FEET;
- 5. N27°50'00"E, A DISTANCE OF 94.45 FEET;
- 6. N19°43'22"E, A DISTANCE OF 95.70 FEET;
- 7. N18°00'00"E, A DISTANCE OF 100.00 FEET;
- 8. N17°19'01"E, A DISTANCE OF 103.72 FEET;
- 9. N03°30'00"E, A DISTANCE OF 107.28 FEET;
- 10. N16°19'41"W, A DISTANCE OF 155.30 FEET;
- 11. N41°00'00"W, A DISTANCE OF 258.15 FEET;
- 12. N00°00'00"E, A DISTANCE OF 208.48 FEET;
- 13. N86°05'18"W, A DISTANCE OF 253.40 FEET;
- 14. N90°00'00"W, A DISTANCE OF 378.68 FEET;
- 15. N12°00'00"E, A DISTANCE OF 183.00 FEET;
- 16. N78°00'00"W, A DISTANCE OF 490.00 FEET;
- 17. S12°00'00"W, A DISTANCE OF 307.77 FEET TO A POINT ON CURVE;
- 18. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S68°21'36"W, HAVING A DELTA OF 114°51'36", A RADIUS OF 60.00 FEET AND A DISTANCE OF 120.28 FEET TO A POINT ON CURVE;
- 19. N46°30'00"W, A DISTANCE OF 243.50 FEET;
- 20. N88°18'50"W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 44,349 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. 3. 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 EL PASO COUNTY, COLORADO, THE PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFORESAIDED RETREAT AT TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS 21st DAY OF September, 2024 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 5th DAY OF September, 2024 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: 2-11-27 Stephanie Woolfolk NOTARY PUBLIC

RETREAT AT TIMBERRIDGE FILING NO. 3 15418 A PORTION OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A THRU E AND H WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICTS NO. 1.

BY: Carol Member

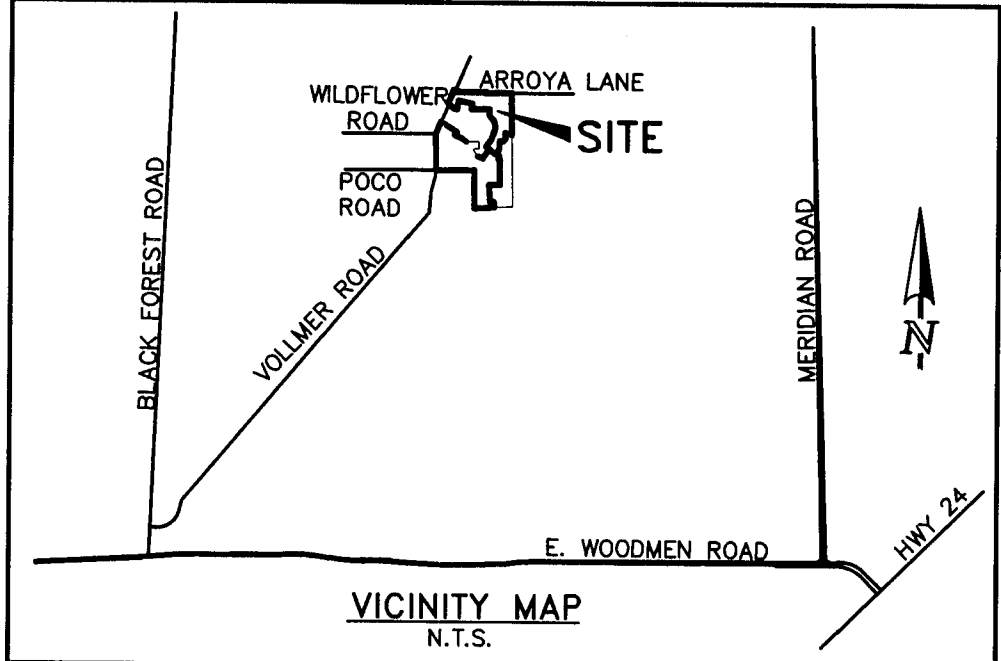
OF THE RETREAT METROPOLITAN DISTRICT NO. 1. STATE OF COLORADO ) ss COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF September, 2024 A.D. BY Carol Member OF THE RETREAT METROPOLITAN DISTRICT NO. 1.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 2-11-27 Stephanie Woolfolk NOTARY PUBLIC

GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS DECEMBER 8, 2023.
- 2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 3. LOTS 1, 5 AND 6: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, ALL REAR LOT LINES AND/OR EXTERIOR BOUNDARY 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 RIGHT-OF-WAY FOR PUBLIC UTILITIES, DRAINAGE 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: 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 33. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 9.
- 6. PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 220087614, 220119288, 22119283, 21917055, 221040860, 219166057, 221040822 AND 222037429 AND AS AMENDED AND THE RETREAT METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 220087615, 221040842, 221192288, 21917055, 221040860, 219166057, 221040822 AND 222037429 AND AS AMENDED.
- 7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF AN APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE 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 ADDRESS ( ) 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. 3, 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) BE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.
- 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 IMPROVEMENT AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 2204059462 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 ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE EXECUTIVE 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 RECORDING 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 EXECUTIVE 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 PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 13. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- 14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMPLETS 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'S RECORD NUMBER, THE TITLE COMMITMENT NUMBER 221052 PREPARED BY CAPSTONE TITLE, WITH A COMMITMENT DATE OF DECEMBER 1, 2022 AT 8:00 A.M.
- 16. PURSUANT TO RESOLUTION 24-230, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AT RECEPTION NO. 224044110, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF RETREAT AT TIMBERRIDGE FILING NO. 3 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 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 PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.



STEPHANIE SARAH WOOLFOLK NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19964012660 MY COMMISSION EXPIRES FEBRUARY 14, 2027

GENERAL NOTES CONT'D:

- 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. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, 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 PLS 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1356.68 FEET.
- 21. TRACTS A THRU D AND TRACT I ARE FOR PUBLIC REGIONAL AND LOCAL TRAILS, PUBLIC UTILITIES AND OPEN SPACE, SAID TRACTS WILL BE OWNED AND MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1.
- 22. TRACT E AND H ARE FOR PUBLIC REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE, SAID TRACT WILL BE OWNED BY EL PASO COUNTY WITH AESTHETIC MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICT NO. 1.
- 23. TRACTS F AND G ARE "DIRECTORS PARCELS" WILL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
- 24. TIMBERRIDGE DEVELOPMENT GROUP, LLC IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. WATER AND SANITARY SEWER LOTS 1-3 INDIVIDUAL WELL AND SEPTIC SYSTEM WATER AND WASTEWATER SERVICE LOTS 4-33 IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
- 25. ALL PROPERTY WITHIN THIS SUBDIVISION WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RETREAT AT TIMBERRIDGE RECORDED OCTOBER 30, 2020, UNDER RECEPTION NO. 220174542 RECORDS OF EL PASO COUNTY, COLORADO.
- 26. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 27. 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 USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY ON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 28. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO VOLLMER ROAD AND ARROYA LANE.
- 29. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER WITHIN PUBLIC RIGHT-OF-WAY, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1.
- 30. SOIL AND GEOLOGY CONDITIONS: GEOLOGIC HAZARD NOTE-FINAL PLAT: 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, REVISED JUNE 10, 2022 IN FILE RETREAT AT TIMBERRIDGE FILE NO. PUD 17-003, FILE NO. SP 182 AND FILE NO. SF2241 AVAILABLE AT EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. POTENTIAL SEASONAL SHALLOW WATER: LOTS 1-3, NO BUILDINGS OR SEPTIC SYSTEMS ARE ALLOWED IN THESE AREAS. IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. MAINTENANCE OF SAID UNDERGROUND DRAINAGE SYSTEM WITHIN EACH INDIVIDUAL LOT SHALL BE BY THE INDIVIDUAL PROPERTY OWNER. POTENTIAL FOR DOWNSLOPE CREEP: LOTS 4 AND 31-33 WILL NEED TO ACCOUNT FOR THE HIGHER LATERAL PRESSURES FROM THE DOWNSLOPE CREEP IN THE FOUNDATION DESIGNS. MITIGATION FOR DOWNSLOPE CREEP WILL BE DETERMINED FOR EACH LOT AS CONSTRUCTION IS PERFORMED. LOTS 23-30 WILL BE GRADED WITH WALKOUT SLOPES PROPOSED.
- 31. THE PRIVATE DETENTION BASIN/ STORM WATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT IS RECORDED UNDER RECEPTION NO. 220087449 CD AND THE CHANNEL AND WETLAND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. 220087449, CD.
- 32. INDIVIDUAL WELLS FOR LOTS 1-3 ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- 33. WATER RIGHTS AVAILABLE TO SERVE INDIVIDUAL WELLS ON LOTS 1-3 SHALL BE OWNED BY THE RETREAT METROPOLITAN DISTRICT NO. 1 AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE DISTRICT GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.
- 34. THE FENCE ON LOT 1 ADJACENT TO VOLLMER ROAD AND THE REAR LOT LINES OF 5, 6, 9, 10 AND 12 THRU 14 SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- 35. SEWAGE TREATMENT FOR LOTS 1-3 IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEERED SYSTEM PRIOR TO PERMIT APPROVAL.
- 36. APPROVAL OF THIS PLAT HEREBY VACATES AND RELEASES ANY RIGHTS EL PASO COUNTY MAY HAVE ACQUIRED OR BE ENTITLED TO IN THE 30 FEET ON EACH OF THE SECTION LINES RECORDED IN ROAD BOOK A AT PAGE 78 AND BOOK 571 AT PAGE 55, AS THEY MAY AFFECT THIS PLAT.
- 37. RESERVATION BY KAY JUANITA MCGINNIS AND JOAN CHARLEEN CORNELL AND RITA ANN O'DELL AND CHARLES L. O'DELL IN DEED RECORDED NOVEMBER 15, 2018 AT RECEPTION NO. 218132317 OF ANY AND ALL RIGHTS TO ANY AND ALL OIL, GAS AND OTHER MINERALS UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.

SUMMARY TABLE: LOTS, SQUARE FEET, PERCENTAGE, OWNER, MAINTENANCE. Tracts A-D and Tract I: 39,368 sq ft, 2.04%, The Retreat District No. 1. Tract E and H: 118,073 sq ft, 6.11%, El Paso County. Tract F and G: 400 sq ft, 0.02%, Timberridge Development Group, LLC. Total: 1,931,853 sq ft, 100.00%, Individual Lot Owners.

SURVEYOR'S STATEMENT: I, ROBERT L. MEADOWS JR., 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

I ATTEST THE ABOVE ON THIS 4th DAY OF September, 2024



ROBERT L. MEADOWS JR., COLORADO P.L.S. NO. 34977 PREPARED 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. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 14th DAY OF October, 2024 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 THE 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 of Commissioners: Carol Bremer, dated 9/24/24. Planning and Community Development Director: Stephanie Woolfolk.

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 11:23 O'CLOCK A.M. THIS 21st DAY OF October, 2024 A.D., AND IS DULY RECORDED AT RECEPTION NO. 224115918 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER. DEPUTY: Kathryn Connolly.

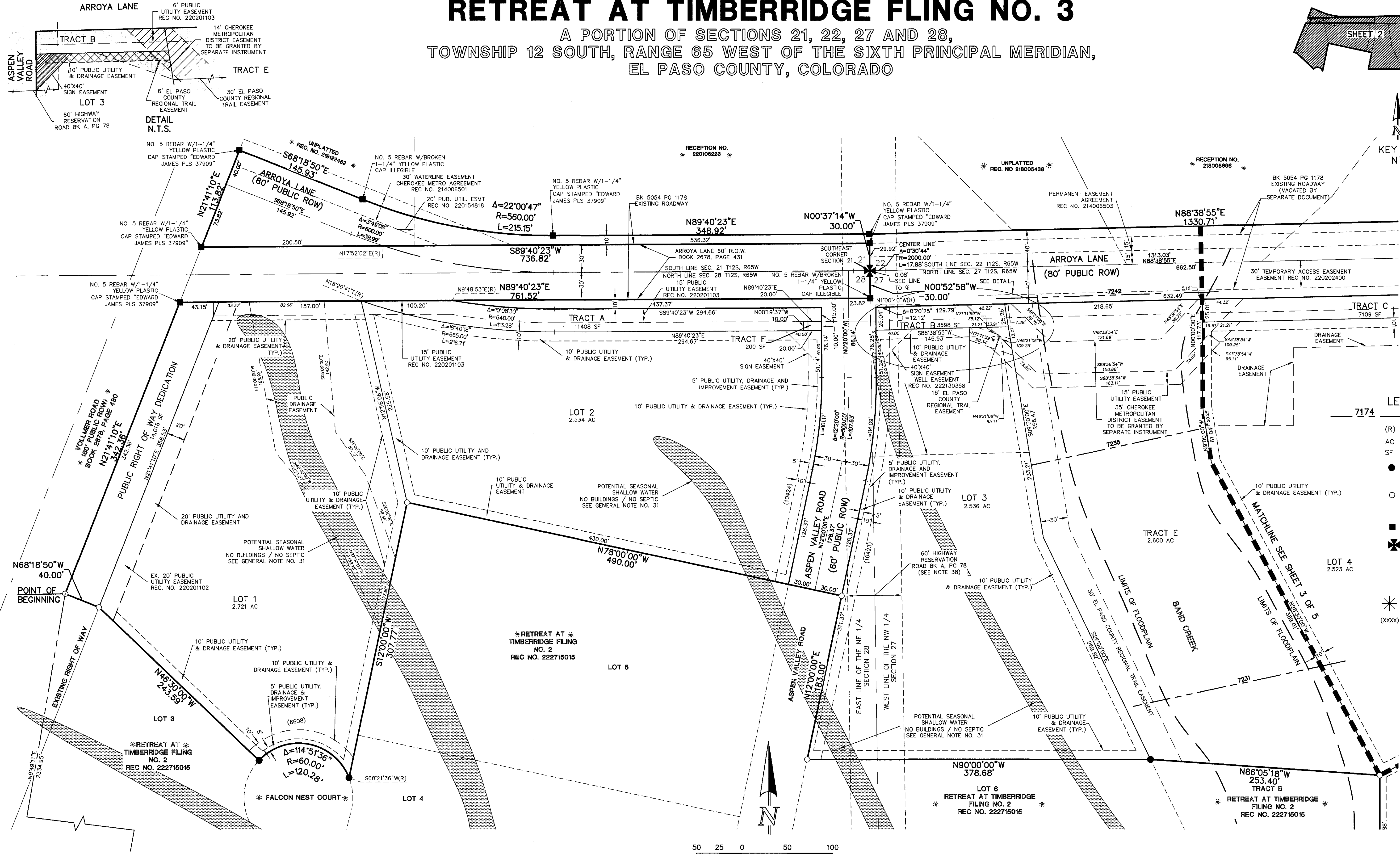
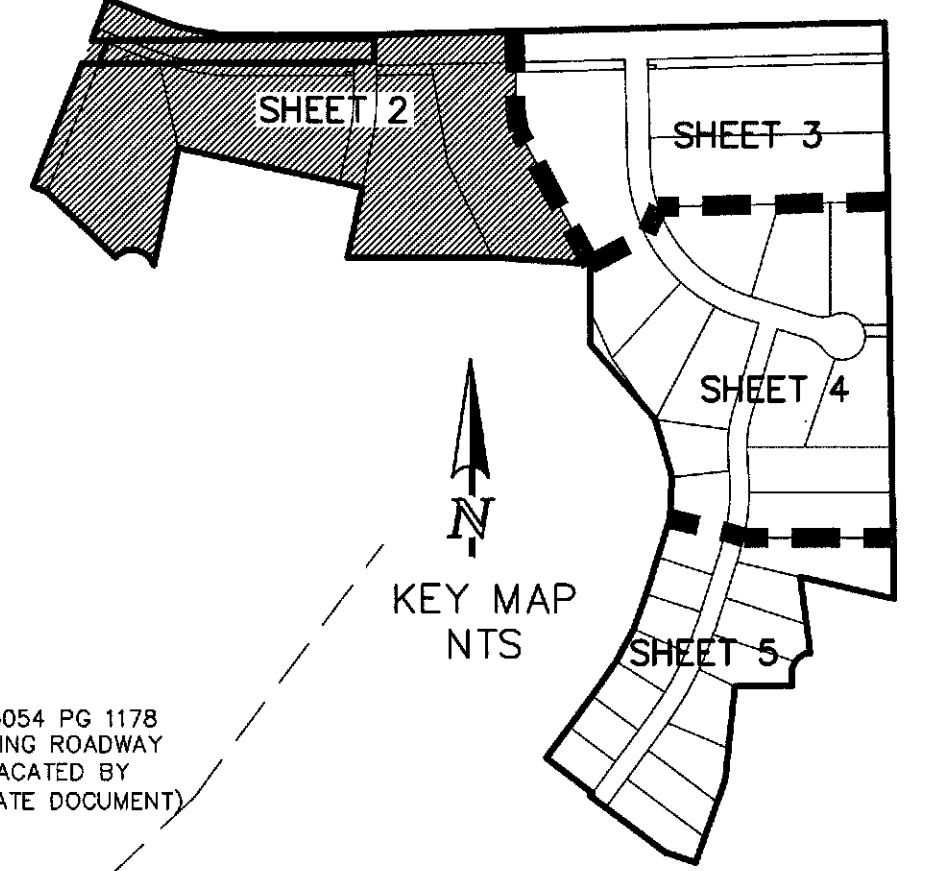
- DRAINAGE: (SAND CREEK) \$40,297.70 credits used CD
- BRIDGE FEES: (SAND CREEK) \$63,390.24 CD CREDITS
- URBAN PARK: (AREAS 2 AND 3) \$9,570.00
- REGIONAL PARK: (AREA 2) \$15,180.00 Urban \$3762.
- SCHOOL-FEE: \$5808 - Community \$5808 - Falcon School District No. 49) \$1200 - 30 lots

OWNER: TIMBERRIDGE DEVELOPMENT GROUP, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921. RETREAT AT TIMBERRIDGE FILING NO. 3 JOB NO. 1185.30 AUGUST 15, 2024 SHEET 1 OF 5. CLASSIC CONSULTING logo.



# RETREAT AT TIMBERRIDGE FLING NO. 3

A PORTION OF SECTIONS 21, 22, 27 AND 28,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



**LEGEND**

7174 BASE FLOOD ELEVATION

(R) RADIAL BEARING

AC ACRES

SF SQUARE FEET

● NO. 5 REBAR W/1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 34977" SET FLUSH W/GROUND UNLESS OTHERWISE NOTED

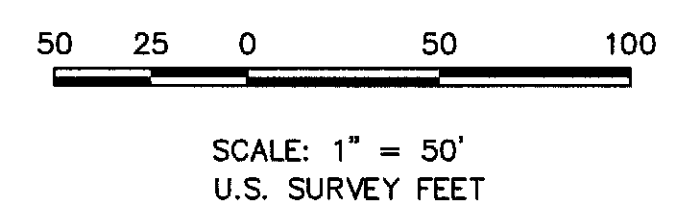
○ NO. 5 REBAR W/1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH W/GROUND UNLESS OTHERWISE NOTED

■ AS NOTED OTHERWISE

✦ 3-1/4" ALUMINUM CAP STAMPED "S21 S22 S26 S27 2006 PLS 10376" RECOVERED 0.6' BELOW GROUND

✧ NOT PART OF THIS SUBDIVISION

(XXXX) ADDRESS



CE 1/16 CORNER SEC. 28, T12S, R65W FOUND 3-1/4" ALUMINUM CAP STAMPED "ESI PLS 10376, 2006"

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28  
S89°08'28"W 1356.68'  
BASIS OF BEARINGS

\* RETREAT AT TIMBERRIDGE FILING NO. 1 \*  
RECEPTION NO. 220714653  
POCO ROAD

30' WITNESS CORNER E 1/4 CORNER SEC. 28, T12S, R65W FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 10376, 2006"

RETREAT AT TIMBERRIDGE  
FLING NO. 3  
JOB NO. 1185.30  
AUGUST 15, 2024  
SHEET 2 OF 5

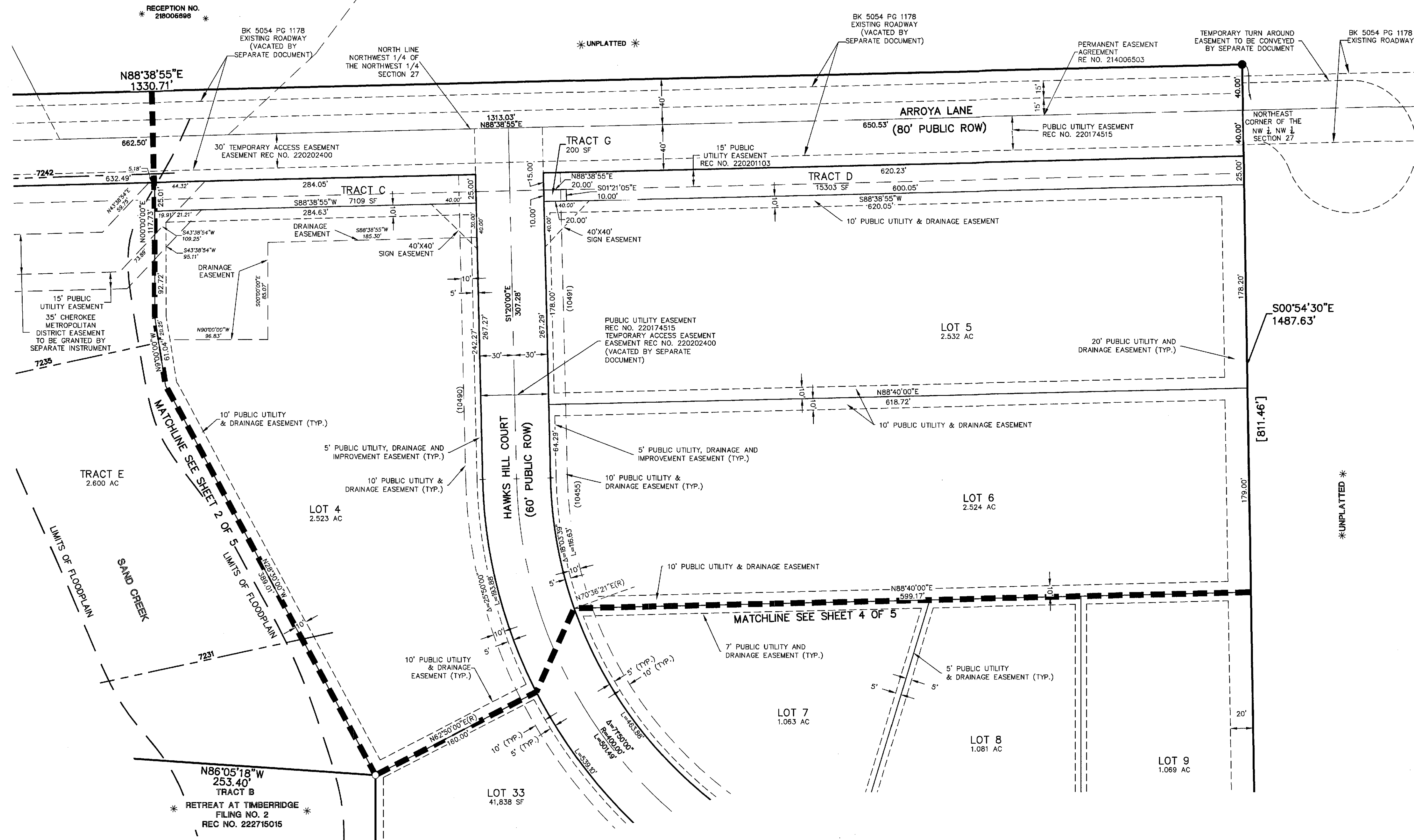
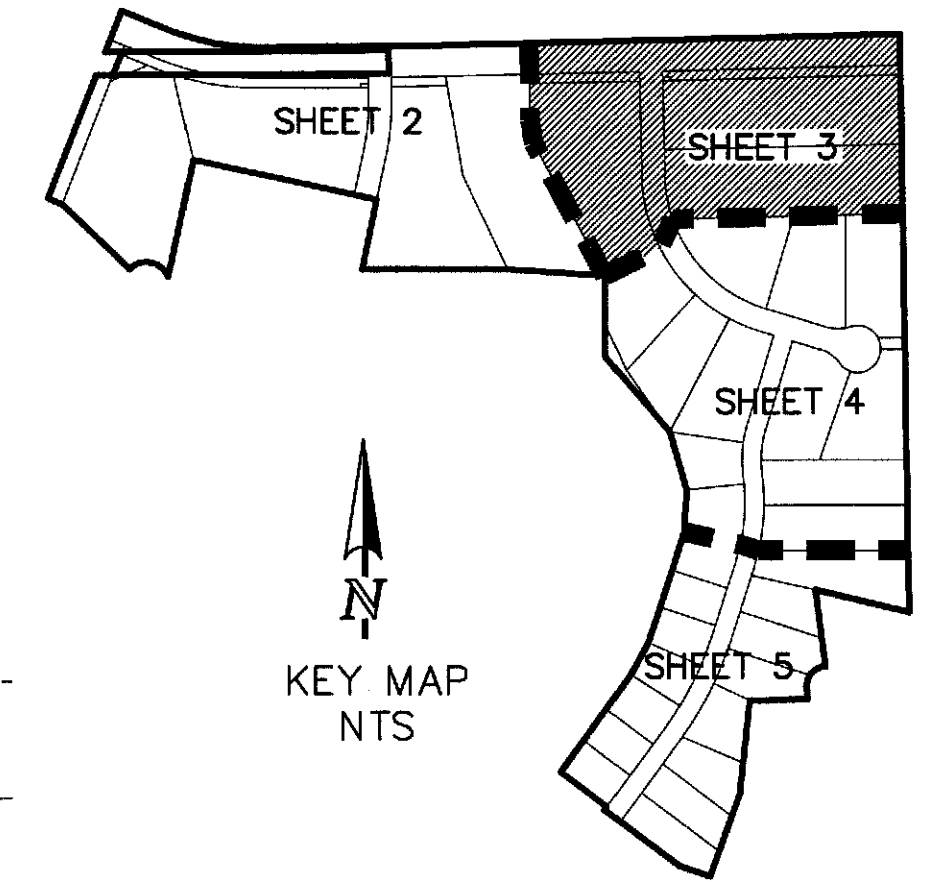


619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790

PCD FILE NO.: SF2241

# RETREAT AT TIMBERRIDGE FLING NO. 3

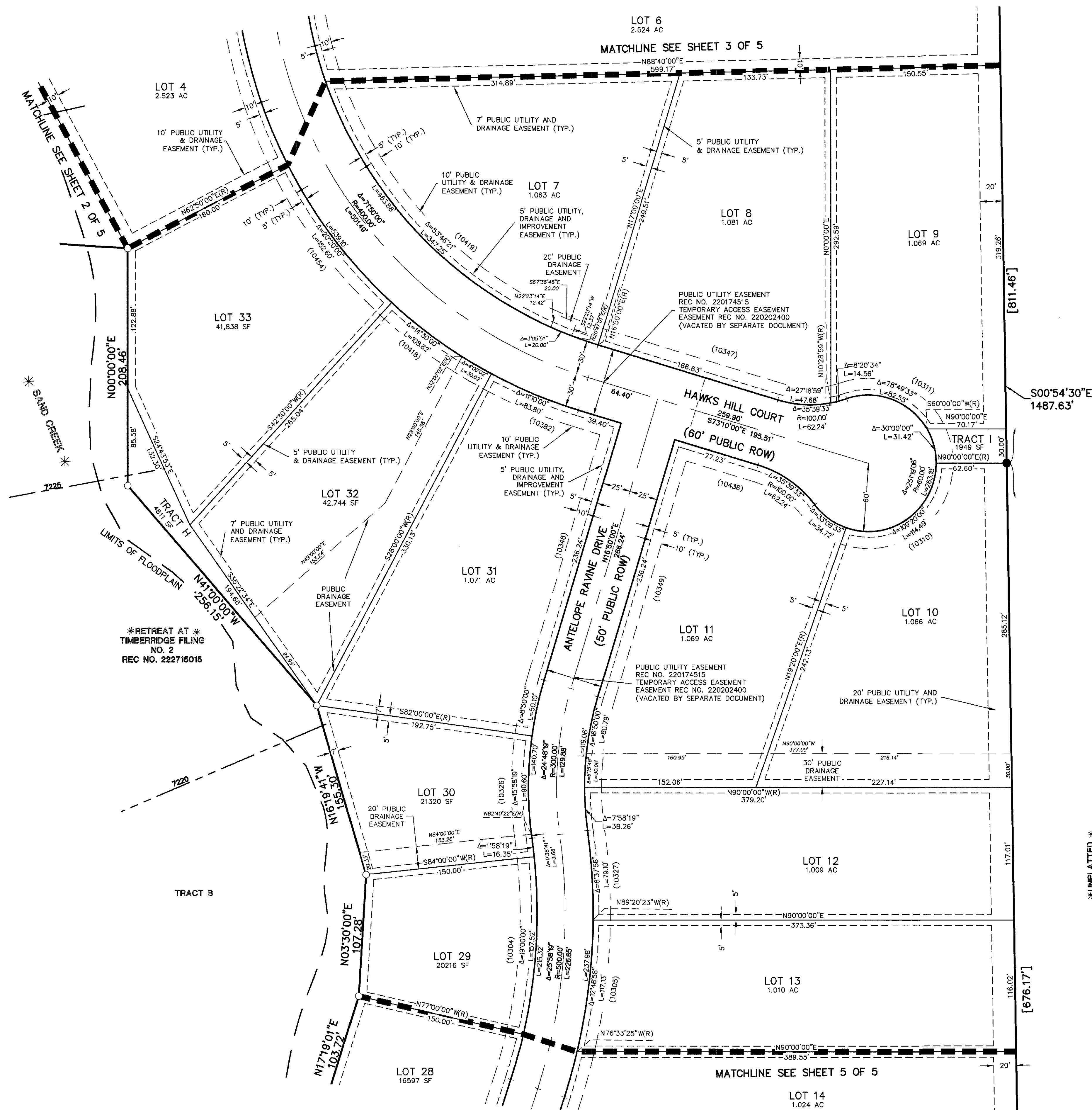
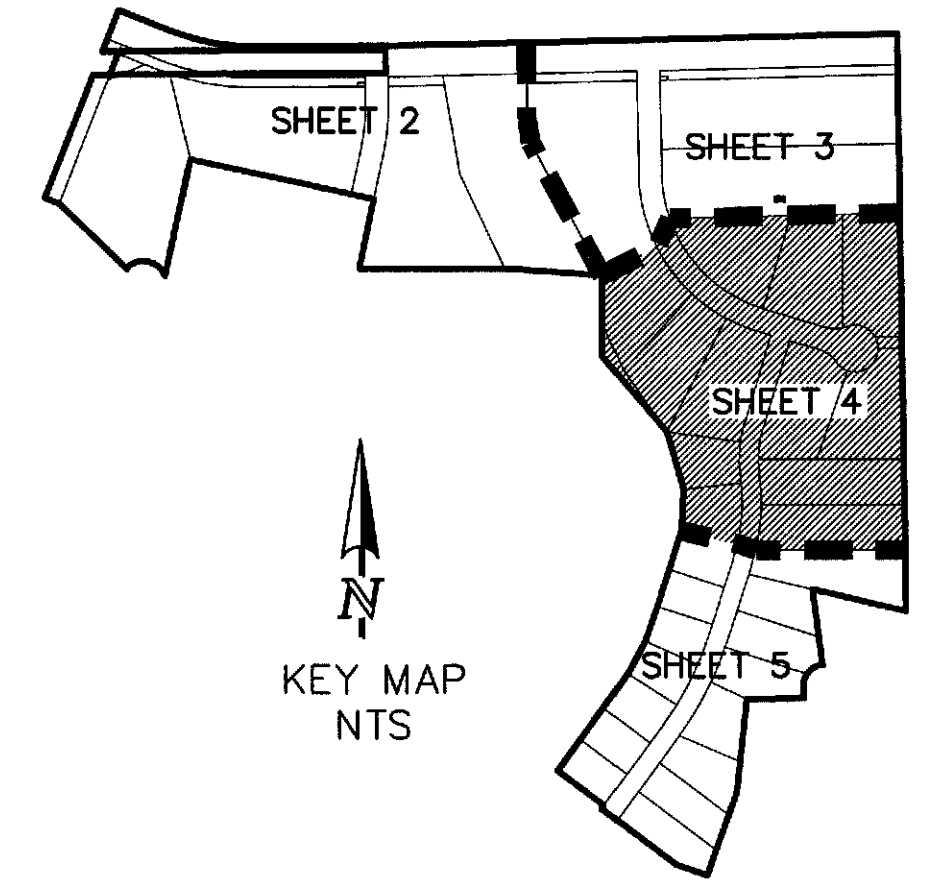
A PORTION OF SECTIONS 21, 22, 27 AND 28,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



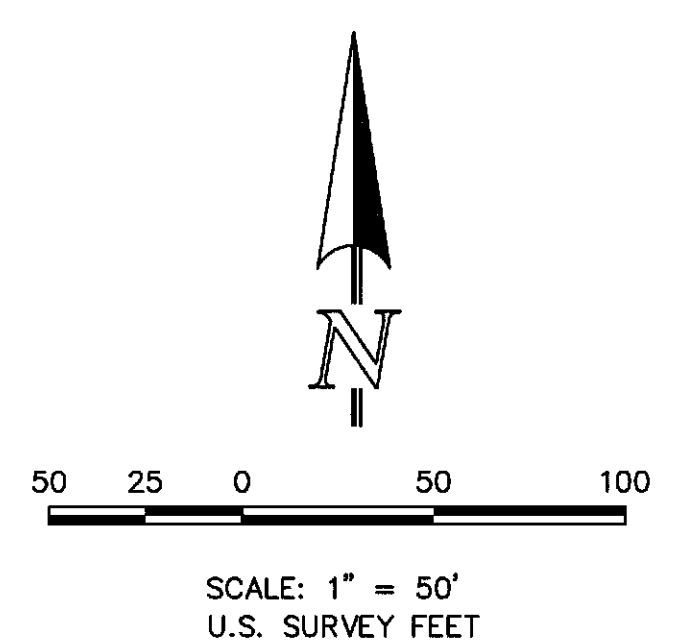


# RETREAT AT TIMBERRIDGE FLING NO. 3

A PORTION OF SECTIONS 21, 22, 27 AND 28,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



- LEGEND**
- 7174 BASE FLOOD ELEVATION
  - [811.46] 1400' INTERVAL DIMENSION
  - (R) RADIAL BEARING
  - AC ACRES
  - SF SQUARE FEET
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
  - NO. 5 REBAR W/1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH W/GROUND UNLESS OTHERWISE NOTED
  - ✱ NOT PART OF THIS SUBDIVISION
  - (XXXX) ADDRESS



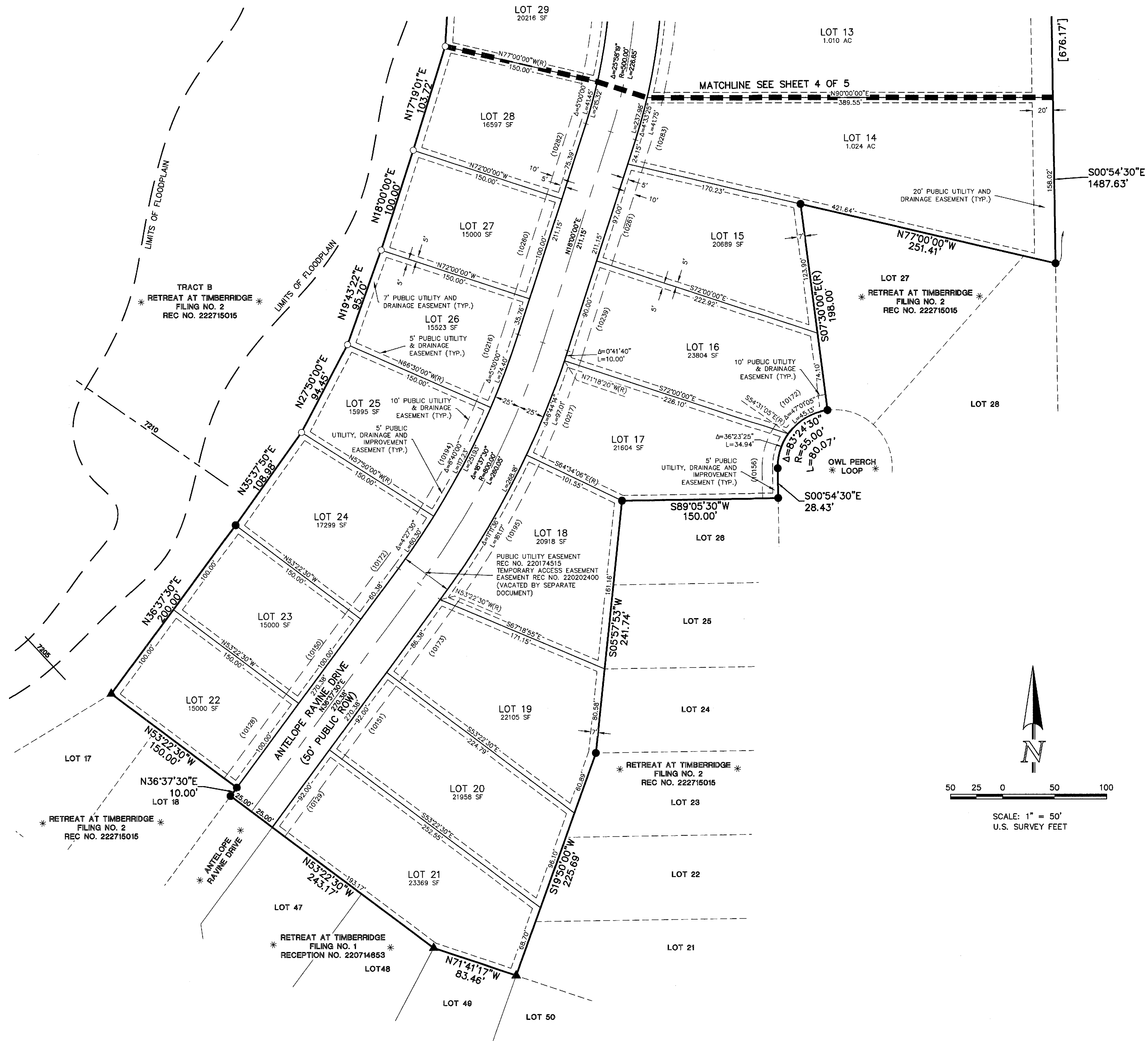
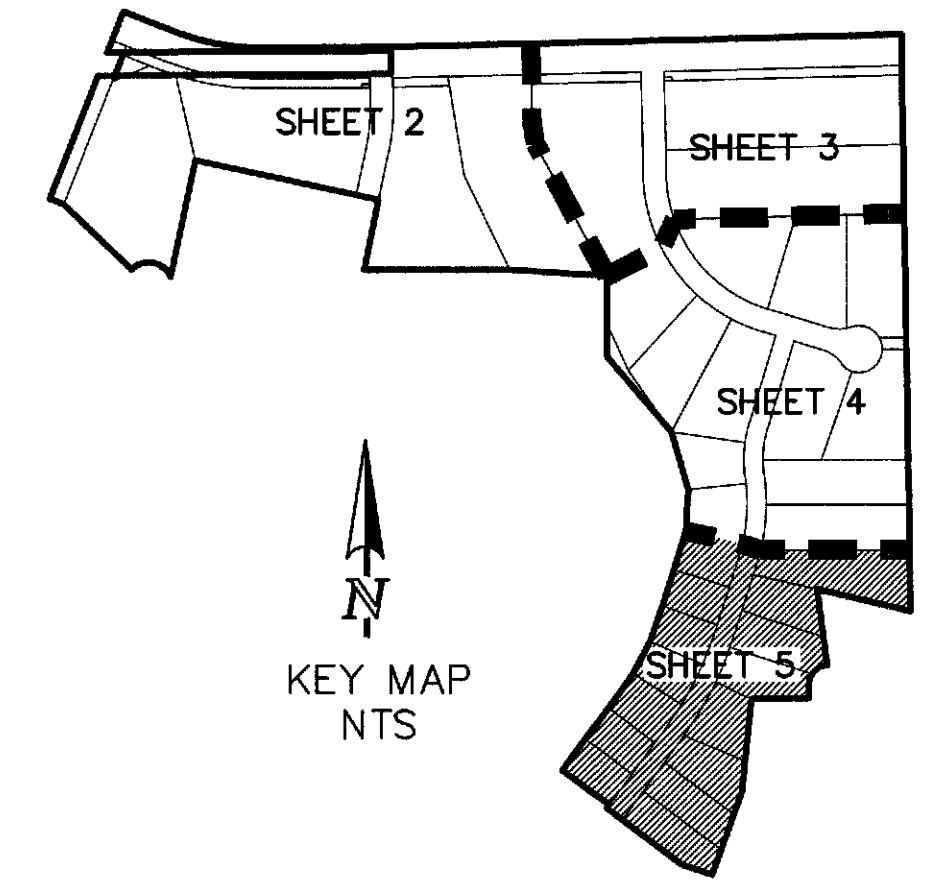
RETREAT AT TIMBERRIDGE  
FLING NO. 3  
JOB NO. 1185.30  
AUGUST 15, 2024  
SHEET 4 OF 5



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Colorado Springs, Colorado 80903 (719)785-0790

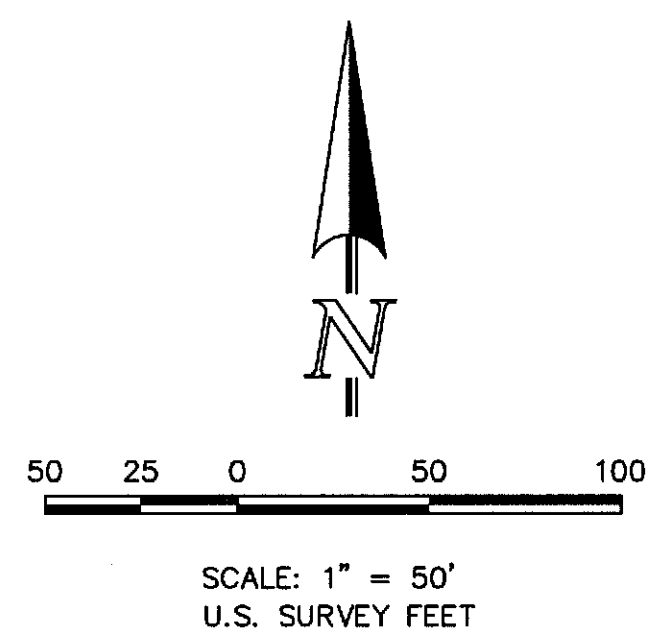
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A PORTION OF SECTIONS 21, 22, 27 AND 28,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



### LEGEND

- 7174 BASE FLOOD ELEVATION
- [811.46] 1400' INTERVAL DIMENSION
- (R) RADIAL BEARING
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- NO. 5 REBAR W/1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 34977" SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
- NO. 5 REBAR W/1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH W/GROUND UNLESS OTHERWISE NOTED
- ▲ NO. 5 REBAR W/1-1/4" ORANGE PLASTIC CAP STAMPED "CCES LLC PLS 38120" RECOVERED FLUSH W/GROUND UNLESS OTHERWISE NOTED
- \* NOT PART OF THIS SUBDIVISION
- (XXXX) ADDRESS



RETREAT AT TIMBERRIDGE  
FLING NO. 3  
JOB NO. 1185.30  
AUGUST 15, 2024  
SHEET 5 OF 5



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