

TimberRidge Estates

A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That the Timberridge Estates, LLC, a Colorado limited liability company and Arroya Investments, LLC, a Colorado limited liability company, being the owners of the following described tracts of land to wit:

Those portions of the Southeast Quarter of the Southeast Quarter of Section 21, of the Southwest Quarter of Section 22, the Northwest Quarter of the Northeast Quarter of Section 27 and of the Northeast Quarter of the Northwest Quarter of Section 28, all in Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, described as follows:

Basis of bearings: The east line of the Southwest Quarter of Section 22, Township 12 South, Range 65 West and is assumed to bear North 0 degrees 18 minutes 04 seconds East 2640.26 feet.

Commencing at the southeast corner of the Southwest Quarter of said Section 22; thence South 88 degrees 38 minutes 37 seconds West along the south line of the Southwest Quarter of the Southwest Quarter a distance of 30.00 feet to the point of beginning;

- 1) thence South 88 degrees 38 minutes 37 seconds West along said south line 1300.52 feet to the southwest corner of the Southeast Quarter of the Southwest Quarter;
- 2) thence South 0 degrees 54 minutes 40 seconds East along the east line of said Northwest Quarter of the Northeast Quarter of Section 27 a distance of 40.00 feet to a line 40 feet southerly of and parallel with the north line of said Northwest Quarter of the Northeast Quarter;
- 3) thence South 88 degrees 38 minutes 52 seconds West along said parallel line 1330.97 feet;
- 4) thence South 89 degrees 40 minutes 33 seconds West along a line 40 feet southerly of and parallel with the north line of said Northwest Quarter of the Northeast Quarter of Section 27 a distance of 348.54 feet;
- 5) thence easterly 244.55 feet along a tangential curve concave to the northeast having a radius of 640.00 feet and a central angle of 21 degrees 53 minutes 35 seconds;
- 6) thence North 68 degrees 26 minutes 02 seconds West tangent to said curve 148.13 feet to the easterly right-of-way line of Vollmer Road;
- 7) thence North 21 degrees 40 minutes 10 seconds East along said right-of-way line 80.00 feet;
- 8) thence South 68 degrees 26 minutes 02 seconds East 147.97 feet;
- 9) thence easterly 213.98 feet along a tangential curve concave to the northeast having a radius of 560.00 feet and a central angle of 21 degrees 53 minutes 35 seconds;
- 10) thence North 89 degrees 40 minutes 33 seconds East tangent to said curve and along a line 40 feet north of and parallel with the south line of said Southeast Quarter of the Southeast Quarter of Section 21 a distance of 347.82 feet;
- 11) thence North 88 degrees 38 minutes 52 seconds East along a line 40 feet north of a parallel with the south line of said Southwest Quarter of Section 22 a distance of 477.96 feet;
- 12) Thence North 47 degrees 35 minutes 42 seconds East 105.23 feet;
- 13) Thence North 36 degrees 59 minutes 01 seconds East 517.38 feet;
- 14) Thence North 56 degrees 32 minutes 31 seconds East 489.24 feet;
- 15) Thence North 38 degrees 17 minutes 19 seconds East 182.67 feet;
- 16) Thence North 89 degrees 41 minutes 56 seconds East 1283.66 feet;
- 17) Thence South 0 degrees 18 minutes 04 seconds East 852.14 feet to the point of beginning.

Containing a calculated area of 1,666,084 square feet (38.2480 acres), more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of **TIMBERRIDGE ESTATES**. 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.

Date

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this ____ day of _____, 2018 by

My commission expires _____

Witness my hand and official seal _____
Notary Public

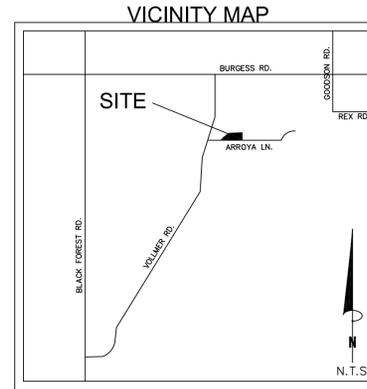
Date

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this ____ day of _____, 2018 by

My commission expires _____

Witness my hand and official seal _____
Notary Public



DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for **TIMBERRIDGE ESTATES** was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the

_____ day of _____, 2018, subject to any notes or conditions specified hereon.

Director Of Planning and Community Development _____ Date _____

SURVEYOR'S CERTIFICATION:

I Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on the date of survey shown hereon, 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 Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

NOTES:

- 1) • - Denotes found monument, marked as noted
o - Denotes set #5 rebar and plastic cap marked "PLS 32439", unless otherwise noted.
(1149) - Denotes street address.
- 2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land Title Guarantee Company, Order No. SC55058840.8 with an effective date of 04-10-2017 at 05:00:00.
- 3) Basis of bearings is thenorth line of the property, monumented as shown and assumed to bear North 89 degrees 41 minutes 56 seconds East, 1283.66 feet.
- 4) This property is located within Zone AE (Special flood hazard areas inundated by 100-year flood, base flood elevations determined) and Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0951 F, effective date, March 17, 1997. The approximate flood zone boundary is shown hereon by map measure only.
- 5) 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.
- 6) The linear units used in this drawing are U.S. Survey feet.
- 7) The El Paso County Department of Transportation must be contacted prior to the establishment of any driveway.
- 8) All structural foundations shall be located and designed by o Professional Engineer, currently registered in the State of Colorado.
- 9) The following reports have been submitted and are on file at the County Planning Department: Soils and Geological study; Water Availability study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
- 10) All property owners are responsible for maintaining proper storm water drainage in and through their property.
- 11) 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 the required public improvements have been constructed and completed in accordance with the subdivision improvements agreement between the applicant and El Paso County as recorded at Reception No. _____, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.
- 12) The addresses (1149) exhibited on this plat is for informational purposes only. It is not the legal description and is subject to change.
- 13) This plat is regulated by a P.U.D. Development Plan as recorded under Reception No. _____.
- 14) Easements are as shown, with the sole responsibility for maintainance vested with the adjacent property owners.

Add Public Right-of-Way dedication language

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this ____ day of _____, 2018, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEES: _____

SF-18-027

DSD FILE NO: AR FP 18-_____



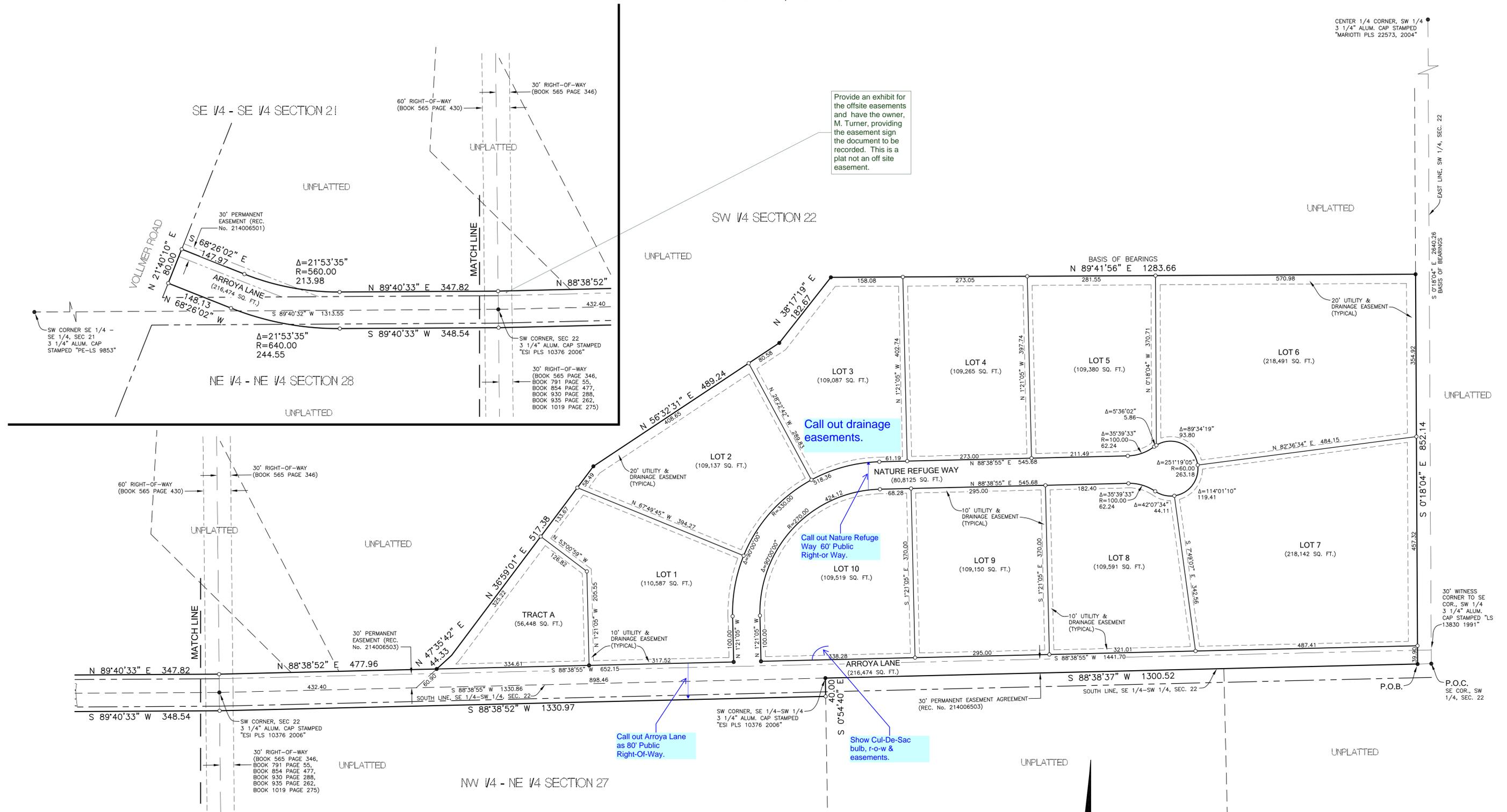
COMPASS SURVEYING & MAPPING, LLC
721 SOUTH 23RD STREET, SUITE B
COLORADO SPRINGS, CO 80904
719-354-4120
WWW.CSAMLIC.COM

| REVISIONS: | |
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PROJECT No. 18028
JUNE 21, 2018
SHEET 1 OF 2

TimberRidge Estates

A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21,
 THE SOUTHWEST QUARTER OF SECTION 22, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27
 AND OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
 EL PASO COUNTY, COLORADO



Provide an exhibit for the offsite easements and have the owner, M. Turner, providing the easement sign the document to be recorded. This is a plat not an off site easement.

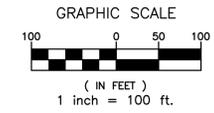
Call out drainage easements.

Call out Nature Refuge Way 60' Public Right-of-Way.

Call out Arroya Lane as 80' Public Right-Of-Way.

Show Cul-De-Sac bulb, r-o-w & easements.

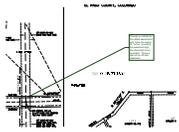
DSD FILE NO: AR FP 18-_____



| NO. | REVISIONS: |
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Markup Summary

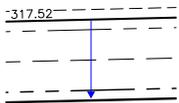
10/3/2018 12:01:42 PM (1)



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Date: 10/3/2018 12:01:42 PM
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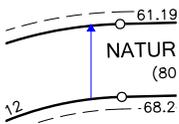
Provide an exhibit for the offsite easements and have the owner, M. Turner, providing the easement sign the document to be recorded. This is a plat not an off site easement.

10/3/2018 12:11:55 PM (1)



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Page Label: 2
Author: Steve Kuehster
Date: 10/3/2018 12:11:55 PM
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10/3/2018 12:15:40 PM (1)



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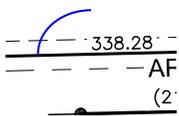
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Page Label: 2
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Show Cul-De-Sac bulb, r-o-w & easements.

10/3/2018 12:34:36 PM (1)



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Author: Steve Kuehster
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10/3/2018 12:38:36 PM (1)



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Author: Steve Kuehster
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Add Public Right-of-Way dedication language

10/8/2018 1:27:48 PM (1)

SF-18-027

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SF-18-027

10/8/2018 11:16:45 AM (1)



Subject: arrow & box
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Author: Steve Kuehster
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Call out Nature Refuge Way 60' Public Right-of-Way.

10/9/2018 8:53:28 AM (1)



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Date: 10/9/2018 8:53:28 AM
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Call out Arroya Lane as 80' Public Right-Of-Way.

10/9/2018 9:29:54 AM (1)



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Call out drainage easements.