

That the Timberidge 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:

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.

- 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 56degrees 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.

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.

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

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Witness my hand and official seal \_\_\_\_\_  
Notary Public

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

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Witness my hand and official seal \_\_\_\_\_  
Notary Public

A vicinity map showing the location of the site. The map is bounded by Black Forest Rd. to the west and Palmar Rd. to the south. To the north is Burgess Rd., and to the east is Arroya Ln. Further east are Gordon Rd. and Rex Rd. A shaded area labeled "SITE" is located on the east side of Palmar Rd., just south of Burgess Rd. A north arrow is located in the bottom right corner, pointing upwards.

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

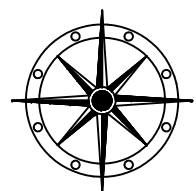
Add Public Right-of-Way dedication language

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

FEE: \_\_\_\_\_

SF-18-027

DSD FILE NO: AR FP 18-\_\_\_\_\_



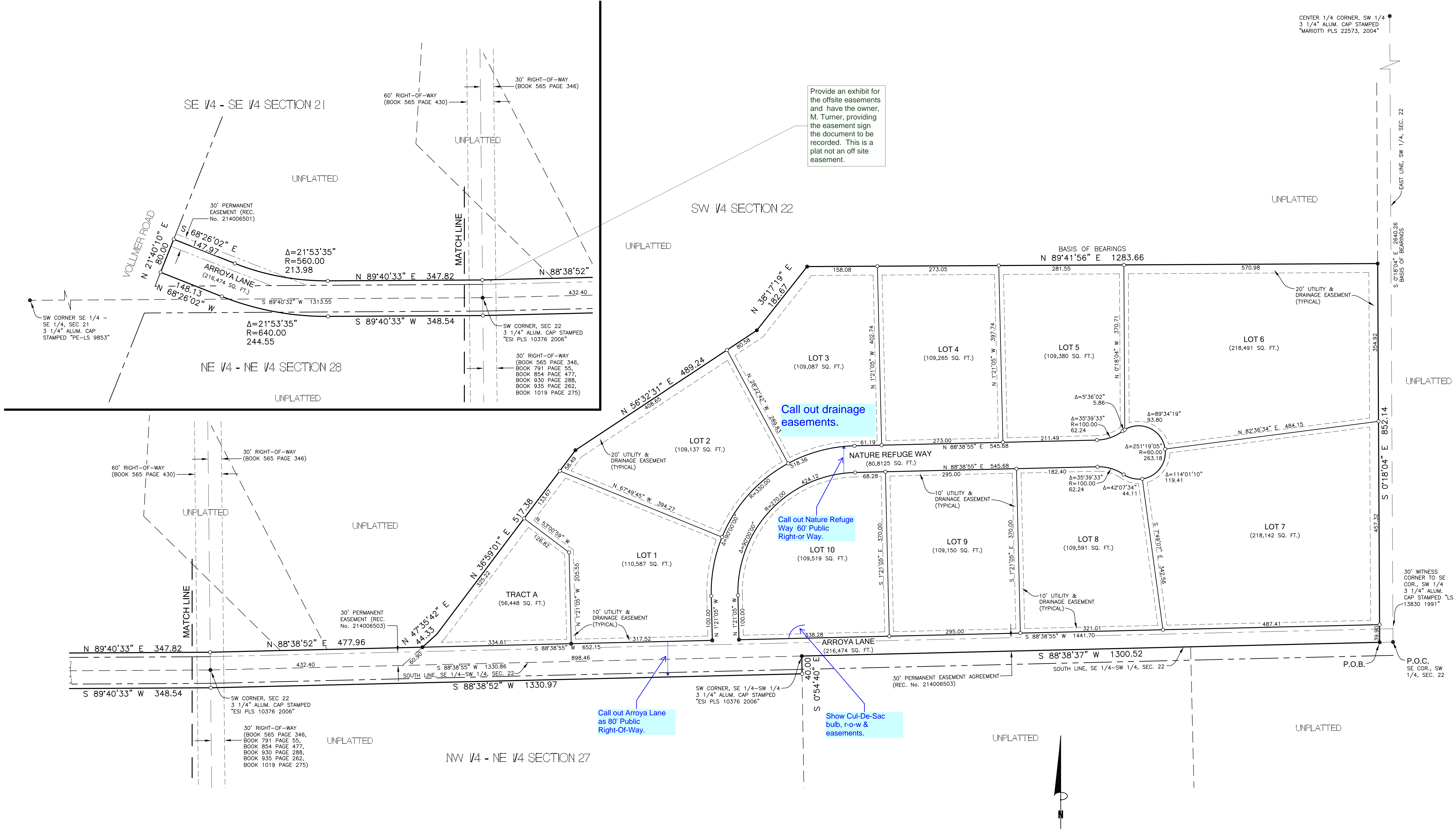
COMPASS SURVEYING & MAPPING, LLC  
721 SOUTH 23RD STREET, SUITE B  
COLORADO SPRINGS, CO 80904  
719-354-4120  
WWW.CSAMLLC.COM

[illegible]



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

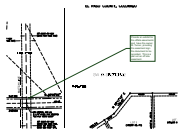


# Markup Summary

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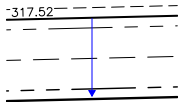
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**Date:** 10/3/2018 12:01:42 PM  
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Provide an exhibit for the offsite easements and have the owner, M. Turner, providing the easement sign the document to be recorded. This is a plat not an off site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

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

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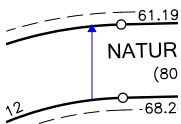


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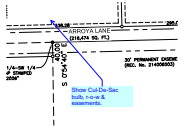


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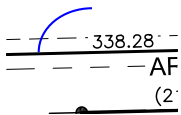
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Show Cul-De-Sac bulb, r-o-w & easements.

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

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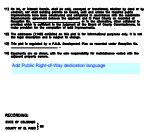


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10/3/2018 12:38:36 PM (1)

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Add Public Right-of-Way dedication language

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

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SF-18-027

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SF-18-027

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

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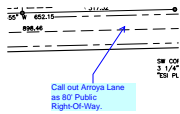
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Call out Nature Refuge Way 60' Public Right-of-Way.

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

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**Subject:** arrow & box  
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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.

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

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**Author:** Steve Kuehster  
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Call out drainage easements.