A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "OLIVER E. WATTS, DO NOT DISTURB, E. 1/16, S21, S28, 2010, SURVEY MARK, PE-LS 9853"FOUND FLUSH WITH GROUND AND MONUMENTED ON THE EAST END BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "T12S 65W, S21 S22, S28 S27, 2006, PLS 10376" FOUND 0.6 FEET BELOW GROUND, AND IS DETERMINED BY GPS OBSERVATION TO BEAR NORTH 89°40'23" EAST A DISTANCE OF 1313.53 FEET.

COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 21;

THENCE NORTH 00°19'37" WEST, TO A POINT 40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 40.00

THENCE NORTH 88°38'52" EAST, ON SAID PARALLEL LINE, A DISTANCE OF 477.61 FEET TO THE SOUTHWEST CORNER OF A DOCUMENT, RECORDED FEBRUARY 27, 2018 UNDER RECEPTION NO. 218022138 IN THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF

THENCE ALONG SAID EASTERLY AND NORTHERLY BOUNDARY LINE THE FOLLOWING (5) COURSES:

1) THENCE NORTH 47°35'42" EAST, A DISTANCE OF 44.33 FEET;

- 2) THENCE NORTH 36°59'01" EAST, A DISTANCE OF 517.38 FEET;
- 3) THENCE NORTH 56°32'31" EAST, A DISTANCE OF 489.24 FEET;
- 4) THENCE NORTH 3817'19" EAST, A DISTANCE OF 182.67 FEET;

5) THENCE NORTH 89°41'56" EAST, TO A POINT 30 FEET EAST AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,283.66 FEET;

THENCE SOUTH 00°18'04" EAST, ON SAID PARALLEL LINE TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 852.14 FEET; THENCE SOUTH 88'38'37" WEST, ON SAID SOUTH LINE OF SAID SECTION 22, TO A POINT ON THE EASTERLY BOUNDARY OF THE RETREAT AT TIMBERRIDGE FILING NO. 3 RECORDED \_\_\_, 2024 UNDER RECTION NO. \_\_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 1,300.52 FEET;

THENCE EASTERLY AND NORTHERLY ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

1) THENCE NORTH 00°54'30" WEST, A DISTANCE OF 40.00 FEET;

2) THENCE SOUTH 88'38'55" WEST, A DISTANCE OF 852.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,501,567 SQUARE FEET (34.47124 ACRES), MORE OR LESS.

#### **OWNERS CERTIFICATE:**

THE UNDERSIGNED, BEING ALL THE OWNERS, 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. 4. 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 JTILITY LINES AND RELATED FACILITIES.

### OWNER:

THE AFOREMENTIONED, TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_ DAY OF \_\_\_\_\_\_, 20\_\_, A.D.

DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 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: \_\_\_\_\_

THE AFOREMENTIONED, CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_ DAY OF \_\_\_\_\_\_, 20\_\_, A.D.

DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS . \_\_, A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

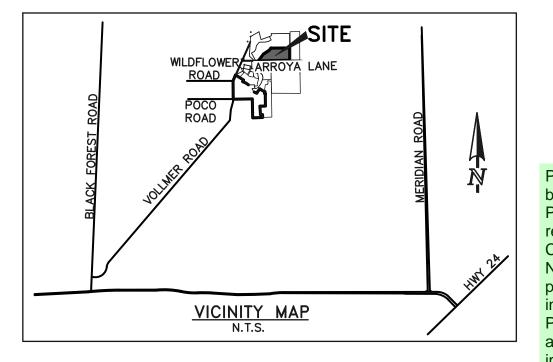
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

N: \118541\DRAWINGS\SURVEY\PLAT\118541P1.DWG

# **BLUE BOXES WITH BLUE TEXT** RETREAT AT TIMBERRIDGE FILING NO. 4

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, Township 12 south, range 65 west of the sixth princip<mark>le</mark> meridian, EL PASO COUNTY, COLORADO



The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the

COMMUNITY DEVELOPMENT DEPARTMENT

REGULATIONS AND SPECIFICATIONS.ALL

COST MORE TO DESIGN, INSTALL, AND MAINTAIN.

AVAILABLE THROUGH THE STATE FOREST SERVICE.

FOREST—WIDE THINNINGS

METROPOLITAN DISTRICT NO. 1.

219166057, 221040822, 222037429 AND 223076877.

2024 AT 8:00 A.M.

FUELBREAK THINNINGS

DEBRIS DISPOSAL

PRUNINGS

19. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.

SEASONALLY SHALLOW GROUNDWATER: LOTS 3 AND 5

THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.

• WATER SERVICE IS PROVIDED BY FALCON AREA WATER & WASTEWATER AUTHORITY

HAS BEEN ACCOMPLISHED BY THE RETREAT AT TIMBERRIDGE FILING NO. 4.

MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

WELL, AND THE ON-SITE WASTEWATER SYSTEM, UNLESS OTHERWISE NOTED.

COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT

ALLOWED IN THESE AREAS

DRAINAGE SYSTEM.

dd: Perimeter drains and sump pumps shall not discharge onto ublic rights-of-way. Maintenance for perimeter drains and sump umps shall be the responsibility of the individual lot owners. GENERAL NOTES CONT'D.

property.

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 Recorder at Reception Number \_\_\_\_\_, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District and as such is subject to applicable road impact fees and mill levy

notes

16. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A

DECEMBER 21, 2023 IN FILE PCD FILE NO. SF1827 AVAILABLE AT THE EL PASO COUNTY PLANNING AND

MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT WASTEWATER STUDY BY ENTECH ENGINEERING, INC.

POTENTIALLY SEASONALLY SHALLOW GROUNDWATER: LOTS 1-10, NO BUILDINGS OR SEPTIC SYSTEMS ARE

DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND

17. ELITE PROPERTIES OF AMERICA, INC. IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING

• ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO

• GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS RULES,

• LOTS SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY

DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY

DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE

20. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS

21. AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS, NO CONVEYANCE, SALE

OR TRANSFER OF TITLE OF LOTS 1-10 OR TRACT A IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING

22. A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE, FIRE DEPARTMENT,

23. BUILDING ENVELOPES INDICATE AREAS ALLOWING RESIDENTIAL CONSTRUCTION AND ARE MORE RESTRICTIVE THAN

24. A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND

USED TO DESCRIBE PURPOSE: AVOID SOILS HAZARDS, AVOID ROCK OUTCROPPINGS, PROTECT WETLANDS, ETC.

25. TRACT A IS FOR DETENTION AND WATER QUALITY, SAID TRACT WILL BE OWNED AND MAINTAINED BY THE RETREAT

26. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR

27. RESERVATION BY KAY JUANITA MCGINNIS AND JOAN CHARLEEN CORNELL AND RITA ANN O'DELL AND CHARLES L. O'DELL IN DEED RECORDED NOVEMBER 15, 2016 AT RECEPTION NO. 216132317 OF ANY AND ALL RIGHTS TO ANY

28. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED

29. PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT NO. 1. AS EVIDENCED

BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 220087614, 220114578, 221119288, 219117055, 221040860,

UNDER RECEPTION NO. 218040692 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.

AND ALL OIL, GAS AND OTHER MINERALS UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.

ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS

ISSUED BY CAPSTONE TITLE AN AGENT FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT DATE JANUARY 29,

AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 240122

THE SETBACKS REQUIRED BY ZONING AND WILL GOVERN ALL BUILDING PLACEMENT. THE BUILDING ENVELOPES ARE

BUILDING ENVELOPES SHALL CONTAIN THE PRIMARY RESIDENTIAL STRUCTURE, ANY ACCESSORY STRUCTURES, THE

PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY EL PASO COUNTY, UNTIL SUCH TIMES AS THE FOLLOWING

FIRE MARSHAL, OR OTHER QUALIFIED PROFESSIONAL STATING PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE WILDLAND FIRE AND HAZARD MITIGATION PLAN. SUCH WORK

AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS

18. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD

INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0535G, EFFECTIVE DATE DECEMBER 7, 2018.

WASTEWATER SERVICE IS PROVIDED BY OWNER AS AN ON-SITE WASTEWATER TREATMENT SYSTEM.

Large lot excluded 10% Impervious Plat Note: On the submitted PBMP form, Exclusion E "Large Lot Single" Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusions is presented in the ECM section I.7.1.B.5:

arge Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal ALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC. 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot pperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows at expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, nd the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot

SUMMARY TABLE:

TRACT A (DETENTION

AND WATER QUALITY)

LOTS (10 TOTAL)

SURVEYOR'S STATEMENT:

THIS DOCUMENT HAS NOT BEEN

PLAT CHECKED

R.O.W.

Add a note to the plat acknowledging that per ECM Section I.7.1.B.5, the residential lots impervious area may ot exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above CM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must clude the proposed driveway.

impervious covered under this exclusion shall be 20 percent."

## 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.

SQUARE FEET PERCENTAGE OWNER

3.76%

87.39%

8.85%

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

SURVEYOR DATE

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

100.00%

56,448

1,312,277

132.842

1,501,567

I ATTEST THE ABOVE ON THIS \_\_\_\_\_\_ , 20 \_\_ .

MAINTENANCE

THE RETREAT

COUNTY

DISTRICT NO. 1 DISTRICT NO. 1

INDIVIDUAL LOT OWNERS

THE RETREAT

COUNTY

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR RETREAT AT TIMBERRIDGE FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ 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 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	DATF	

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

### **CLERK AND RECORDER:**

STATE OF COLORADO 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.

STEVE SCHLEIKER, RECORDER

BY:			
	DEPUTY		

FEES:	
i LLJ.	Please complete these
DRAINAGE:	notes: Please break
BRIDGE FEES:	the park fees down
	based on Parks
URBAN PARK:	commments .
REGIONAL PARK:	
SCHOOL FEE:	

RETREAT AT TIMBERRIDGE



TIMBERRIDGE DEVELOPMENT GROUP, LLC AND CLASSIC SRJ LAND LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921

NO.	REVISION	DATE
	NO.	NO. REVISION

FILING. NO JOB NO. 1185.4 FEBRUARY 22, 2024 SHEET 1 OF

> CONSULTING 619 N. Cascade Avenue, Suite 20 Colorado Springs, Colorado 8090 (719)785-0790 PCD FILE NO. SF182

### (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH,

RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE

PLS 10376" FOUND 0.6 FEET BELOW GROUND, AND IS ASSUMED TO BEAR NORTH 89°40'23" EAST A DISTANCE OF

WEST END BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "OLIVER E. WATTS, DO NOT DISTURB,

E. 1/16, S21, S28, 2010, SURVEY MARK, PE-LS 9853" FOUND FLUSH WITH GROUND AND MONUMENTED ON THE

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT

DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER

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

LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE

WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT

UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT

BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §

FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT

DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT;

BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR

EAST END BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "T12S 65W, S21 S22, S28 S27, 2006,

- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT
- LIMITED TO, THE COLORADO DIVISIÓN OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE 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.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 NUMBER \_\_\_\_ 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 PLANNING AND COMMUNITY DEVELOPMENT 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
- THERE SHALL BE NO DIRECT LOT ACCESS TO ARROYA LANE.

**ENGINEERING REVIEW COMMENTS IN** 

ACCEPTANCE CERTIFICATE FOR TRACTS

OF THE RETREAT METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF COLORADO

COUNTY OF EL PASO )

MY COMMISSION EXPIRES: \_

**GENERAL NOTES:** 

1313.53 FEET.

18-4-508"

THE DEDICATION OF TRACT A WITH USE STATED IN THE TRACT TABLE, ARE HEREBY

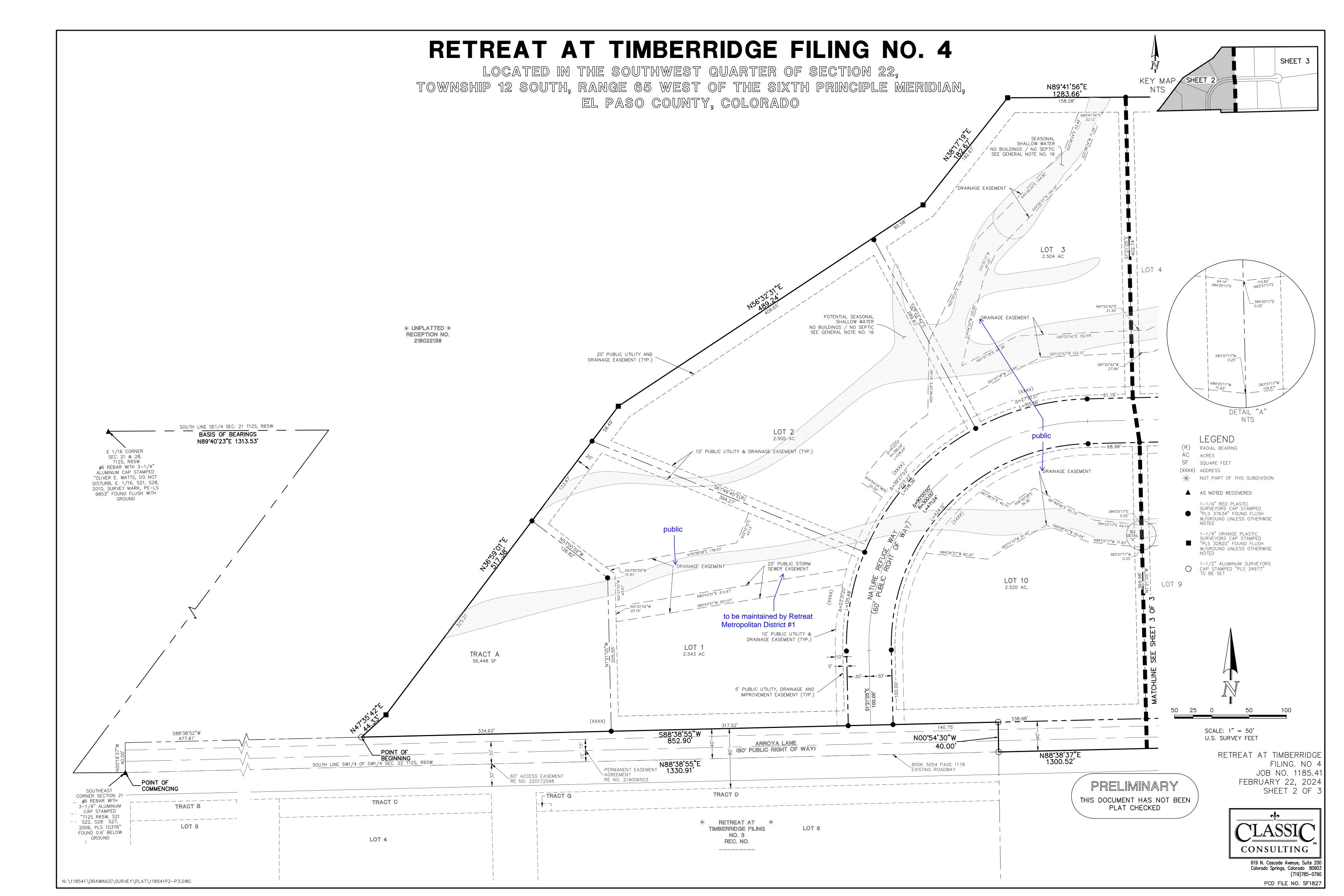
ACCEPTED FOR MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICTS NO. 1.

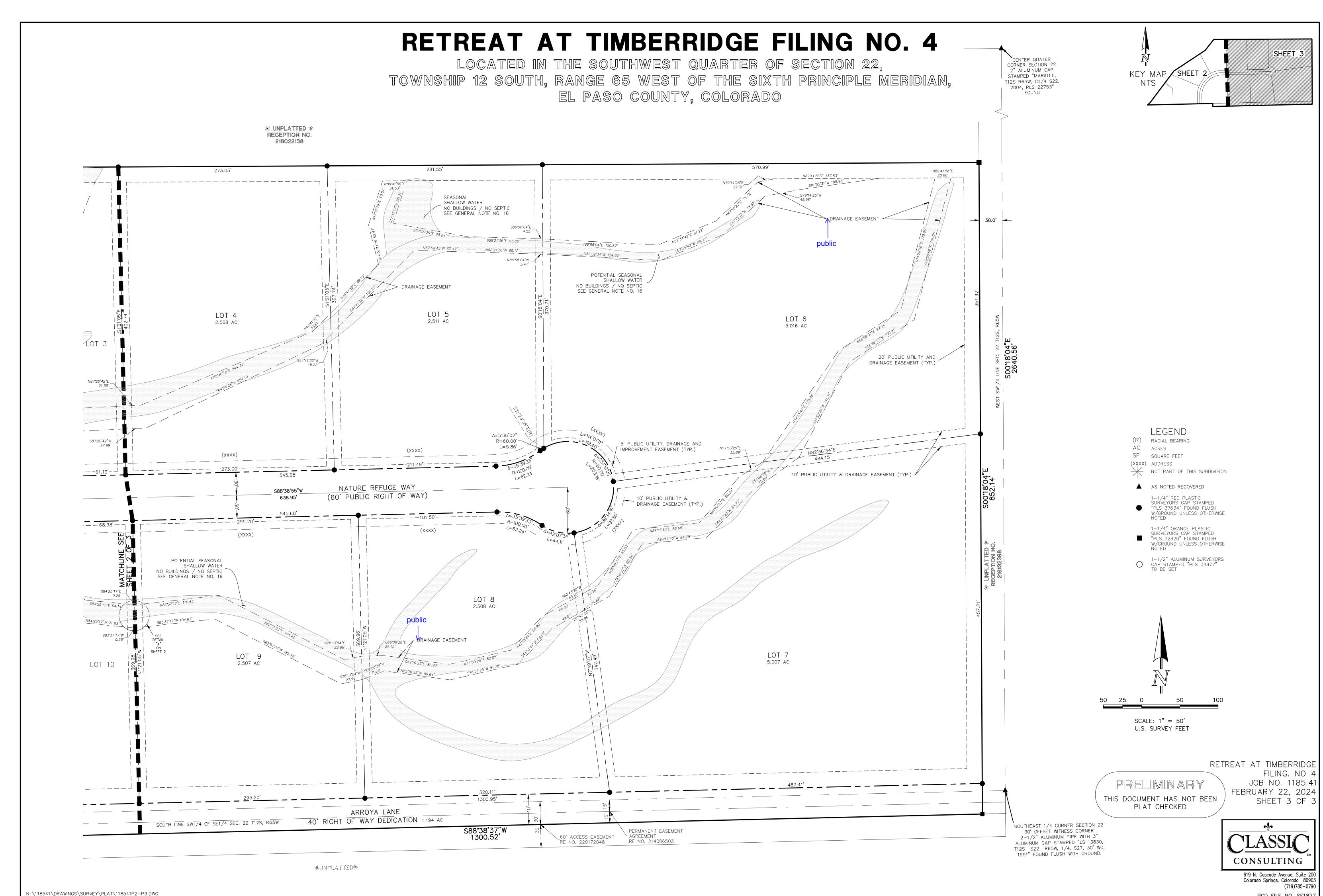
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_\_

THE DATE OF PREPARATION IS FEBRUARY 22, 2024.

\_\_\_\_\_, 20\_\_, A.D. BY \_\_\_\_\_ OF THE RETREAT METROPOLITAN DISTRICT NO. 1.

- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM NATURE REFUGE WAY PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND
- TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO.\_\_\_\_ PASO COUNTY. THE RETREAT METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES





N: \118541\DRAWINGS\SURVEY\PLAT\118541P2-P3.DWG

PCD FILE NO. SF1827