Steve Schleiker 10/18/2024 11:11:11 AM

Doc \$0.00 Rec \$33.00

El Paso County, CO

Pages 224715427

SUBDIVISION/CONDOMINIUM PLAT		
Reception Number	Date	Time
Reception Fee	3 Number of Pages	File Number
Retreat at The	Name of Plat	No 4
Timberridge Development Group LLC Owner's Name		
Subdivision	Condominium	n 🗌
C&R/016 Revised 6/06		

IT KNOWN BY THESE PRESENTS:

THAT TIMBERRIDGE DEVELOPMENT GROUP, OF THE FOLLOWING DESCRIBED TRACT OF DESCRIPTION LLC, A COLORADO LAND TO WIT: LIABILITY BEING OWNER

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COLORADO, BEING DESCRIBED AS FOLLOWS:

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 SOUTHWEST CORNER OF SAID SECTION 22;

THENCE NORTH 00"19"37" WEST A DISTANCE OF 40.00 FEET TO A LINE BEING 40 FEET NORTH OF PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22;

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 BEGINNING;

THENCE ALONG SAID EASTERLY AND NORTHERLY BOUNDARY LINE 44.33 FEET; Ħ FOLLOWING (5) COURSES:

1) THENCE NORTH 47'35'42" EAST, THENCE NORTH 36"59"01" EAST, A DISTANCE OF 517.38 FEET; A DISTANCE OF

THENCE NORTH 56'32'31" EAST, A DISTANCE OF 489.24 FEET;

THENCE NORTH 3817'19" EAST, A DISTANCE OF 182.67 FEET;

<u>&</u>

THENCE NORTH 89"41"56" EAST A DISTANCE OF 1,283.66 FEET TO A LINE BEING 30 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 88"38"37" WEST, ON SAID SOUTH LINE, A DISTANCE OF 1,300.52 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF THE RETREAT AT TIMBERRIDGE FILING NO. 3 RECORDED OCTOBER 1, 2024 UNDER RECEPTION NO. 224715418 OF THE RECORDS OF ELPASO COUNTY, COLORADO. THENCE SOUTH 00"18"04" EAST, ON SAID PARALLEL LINE, A DISTANCE OF 852.14 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22;

THENCE NORTHERLY AND WESTERLY, ON SAID BOUNDARY, THE FOLLOWING TWO (2) COURSES:

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

 \Rightarrow

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,501,567 SQUARE FEET (34.47125 ACRES), MORE OR LESS. 2) THENCE SOUTH 88'38'55" WEST, A DISTANCE OF 852.90 FEET TO THE POINT OF BEGINNING.

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 PUBLIC IMPROVEMENTS OF 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 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:

TIMBERRIDGE DEVELOPMENT GROUP, ED THIS INSTRUMENT THIS DAY (OF UCTO WAY

M. STIMPLE, CEO, GROUP, LLC,

STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 M., A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIAB COUNTY OF EL PASO DAY OF DETERMINE DAY OF AMERICA INC. MANAGER OF ABILITY COMPANY.

MY HAND AND OFFICIAL SEAL

EXPIRES: 2) され NOTARY PUBLIC North

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT "A" WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR MANTENANCE BY THE RETREAT METROPOLITAN DISTRICTS NO. 1.

THE RETREAT METROPOLITAN Boses

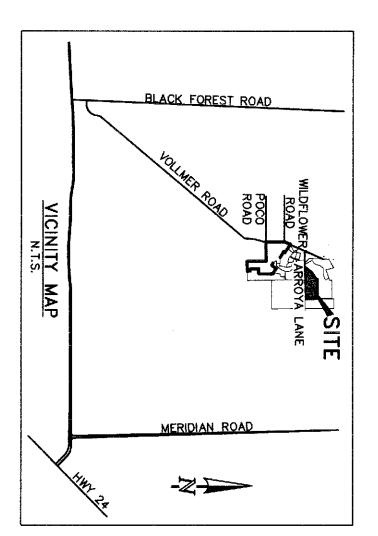
COUNTY OF EL PASO

THE FOREGOING INSTRUMENT OF OCTOBER WILLIAM

WITNESS MY HAND AND OFFICIAL

W **G**

south, 乭 RANGE PASO SOUTHWEST **®** COUNT WEST **,** QUARTER COLORADO HIXIS 9 SECTION PRINCIPAL ian,



GENERAL NOTE

THE DATE

<u>ب</u> دز

- BASIS OF BEARINGS: THE SOUTH LINE OF THE RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIC WEST END BY A NO. 6 REBAR WITH A 3-1/4". E. 1/16, S21, S28, 2010, SURVEY MARK, PE-LS EAST END BY A NO. 6 REBAR WITH 3-1/4" ALL PLS 10376" FOUND 0.6 FEET BELOW GROUND, A 1313.53 FEET.
- ANY PERSON WHO KNOWINGLY REMOVES BOUNDARY MONUMENT OR ACCESSORY 18-4-508"), ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §
- THE FOLLOWING REPORTS HAVE BEEN S
 FOR THIS SUBDIVISION AND ARE ON FIL
 DEPARTMENT: TRANSPORTATION IMPACT
 DISPOSAL REPORT; GEOLOGY AND SOILS
 NATURAL FEATURES REPORT; JBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT E AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT;
- ALL PROPERTY OWNERS ARE RESPONSI THEIR PROPERTY. PUBLIC DRAINAGE EA BY THE INDIVIDUAL LOT OWNERS UNLES LANDSCAPING THAT COULD IMPEDE THE MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH SAS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED SWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- Ò WITH A 10 FOOT (USE 5 FEET FOR LOTS UNLESS OTHERWISE INDICATED. ALL EXTER (USE 7 FEET FOR LOTS SMALLER THAN 2 RESPONSIBILITY FOR MAINTENANCE OF THOWNERS. E, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE 'S SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT FERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY
- DEVELOPER SHALL COMPLY WITH FEDER REQUIREMENTS, AND OTHER AGENCY RELIMITED TO, THE COLORADO DIVISION OF U.S. ARMY CORPS OF ENGINEERS AND SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PL DESCRIPTION AND ARE SUBJECT TO CH AT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL ANGE.
- <u>.</u> Ö NO DRIVEWAY SHALL BE ESTABLISHED MAILBOXES SHALL BE INSTALLED IN AC SERVICE REGULATIONS. CORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- NO LOT OR INTEREST THEREIN, SHALL BE CONTRACT, NOR SHALL BUILDING PERMITS COMMON DEVELOPMENT IMPROVEMENTS HACCEPTED IN ACCORDANCE WITH THE SUB AND EL PASO COUNTY AS RECORDED UNITHE CLERK AND RECORDER OF EL PASO PROVIDED TO MAKE PROVISION FOR THE PASO COUNTY LAND DEVELOPMENT CODE COLLATERAL MUST BE APPROVED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, DIRECTOR AND MEET THE POLICY AND PROVIDED TO MAKE PROVIDED TO MAKE PROVIDED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, DIRECTOR AND MEET THE POLICY AND PROVIDED TO MAKE PROVIDED TO MAKE PROVIDED BY THE COUNTY OF ANY LOTS FOR SALE. BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY AITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER UNDER RECEPTION NUMBER 2.2.4 082.4 IN THE APPLICANT/OWNER UNDER RECEPTION OF, IN THE ALTERNATIVE, OTHER COLLATERAL IS COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS ECOMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE ELDE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE ALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED PERMITTED BY THE SUBDIVISION IMPROVED DEPARTMENT DIRECTOR UPON EITHER APPAND PRELIMINARY ACCEPTANCE BY THE EREQUIRED TO BE CONSTRUCTED AND COMAGREEMENT. THE PARTIAL RELEASE OF LOACCORDANCE WITH ANY PLANNED PARTIAL AGREEMENT. /ED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF VEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT IPPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS OMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS

THERE SHALL BE NO DIRECT LOT ACCE TO ARROYA

Ü

- INDIVIDUAL LOT PURCHASERS ARE RESF DRAINAGE CULVERTS FROM NATURE REI 6.3.3.C.3. ONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY UGE WAY PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND
- TRACT "A" OF THIS PROPERTY IS SUB-MAINTENANCE AGREEMENT AND EASEME EL PASO COUNTY. THE RETREAT METRO SUBJECT DRAINAGE FACILITIES. TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP AS RECORDED AT RECEPTION NO. 224073557 OF THE RECORDS LITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE
- 5. THE FOLLOWING LOTS HAVE BEEN FOUND A MAP OF THE HAZARD AREA CAN BE FI TIMBERRIDGE FILING NO. 4" BY ENTECH E AVAILABLE AT THE EL PASO COUNTY PLA JND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND E FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY RETREAT AT H ENGINEERING, INC. DATED JUNE 17, 2024 IN FILE PCD FILE NO. SF1827 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

POTENTIAL SEASONALLY SHALLOW GROWALLOWED IN THESE AREAS. A MINIMUM LEVELS ARE RECOMMENDED. FOUNDATION IN AREAS WHERE HIGH SUBSURFACE MERIMETER DRAINS ARE RECOMMENDED SEASONALLY SHALLOW GROUNDWATER: FOUNDATIONS SHALL INCORPORATE AN PERIMETER DRAINS AND SUMP PUMPS EASEMENT AND SHALL NOT DIRECTLY IDEASONALLY AND SHALL BE TORAINS AND SUMP PUMPS SHALL BE TO THE SHALL B LOTS 3 AND 5 DUE TO HIGH GROUNDWATER IN THE AREA, ALL UNDERGROUND DRAINAGE SYSTEM.

NOTES CONT'D .:

UEL BREAK PROVISIONS PUBLICATIONS

24,

23.

22.

- SAID TRACT WILL BE OWNED AND MAINTAINED BY THE
- 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 240122 ISSUED BY CAPSTONE TITLE AN AGENT FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT DATE JANUARY 29, 2024 AT 8:00 A.M.
- 25. 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 AND ALL OIL, GAS AND OTHER MINERALS UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
- 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. NO. 1, AS EVIDENCED 9117055, 221040860,

27.

- COUNTY PUBLIC Y CLERK AND RECORDER RETREAT AT TIMBERRIDGE MPROVEMENT DISTRICT NO.

- TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.

 WATER SERVICE IS PROVIDED BY FALCON AREA WATER & WASTEWATER AUTHORITY

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

 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.ALL

 LOTS SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
- 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.
- FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.

DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AVAILABLE THROUGH THE STATE FOREST SERVICE.

- NETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE, FIRE DEPARTMENT, IRE MARSHAL, OR OTHER QUALIFIED PROFESSIONAL STATING PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS LAVE BEEN COMPLETED IN ACCORDANCE WITH THE WILDLAND FIRE AND HAZARD MITIGATION PLAN. SUCH WORK FOREST-WIDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

 FOREST-WIDE THINNINGS

 PRUNINGS

 PRUNINGS

 DEBRIS DISPOSAL

20.

- ORE RESTRICTIVE THAN
 SUILDING ENVELOPES ARE
 ECT WETLANDS, ETC.
 SORY STRUCTURES, THE
- THE PLANNING AND
- TRACT "A" IS FOR DETENTION AND WATER QUALITY, RETREAT METROPOLITAN DISTRICT NO. 1.
- 24. RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED FEBRUARY 11, 1983 IN BOOK 3673 AT PAGE 903. (SURVEYOR'S NOTE: THE DESCRIPTION CITED IN THIS DOCUMENT ENCOMPASSES THE ENTIRE PROPERTY WITH NO SPECIFIC LOCATION CITED FOR THE SUBJECT RIGHT-OF-WAY).
- 26.
- PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT 3Y INSTRUMENTS RECORDED UNDER RECEPTION NO. 220087614, 220114578, 221119288, 21 219166057, 221040822, 222037429 AND 223076877.
- 28. THE SUBDIVIDER 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 PROPERTY.
- PER ECM SECTION 1.7.1.B.5 , THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE ECM SECTION AND THE IMPERVIOUS AREA OF EACH LOT MUST INCLUDED THE PROPOSED DRIVEWAY.
- OWNERS:
 TIMBERRIDGE DEVELOPMENT GROUP, LLC
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921

TRACT A (DETENTION AND WATER QUALITY) SUMMARY TABLE: SQUARE FEET PERCENTAGE 3.76% THE RETREAT DISTRICT NO. 1 5427 THE RETREAT DISTRICT NO. 1 MAINTENANCE

87.39% 8.85% 100.00% INDIVIDUAL COUNTY . LOT OWNERS COUNTY

LOTS (10 TOTAL)

1,312,275

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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

COLORADO LICEMENTOS MANOR

ATTEST THE ABOVE ON THIS

DAY OF

OCTOBER

ROBERT L. MEADOWS JR., P.L.S. I PREPARED FOR AND ON BEHALF CLASSIC CONSULTING, ENGINEERS

F OF AND

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. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 25 DAY OF 10 OF 20 21 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 10/15/2024

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

STATE OF CLERK AND RECORDER: COLORADO

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK A.M. DAY OF CECORDS OF EL PASO COUNTY, COLORADO. THIS E

STEVE SCHLEIKER, RECORDER

BY: DEPUT TO THE

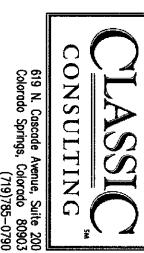
BRIDGE FEES: \$20,110.60 (SAND CREEK) 37

\$2,400.00

RETREAT

FREAT AT TIMBERRIDGE
FILING. NO 4
JOB NO. 1185.41
SEPTEMBER 10, 2024
SHEET 1 OF 3





PCD FILE

