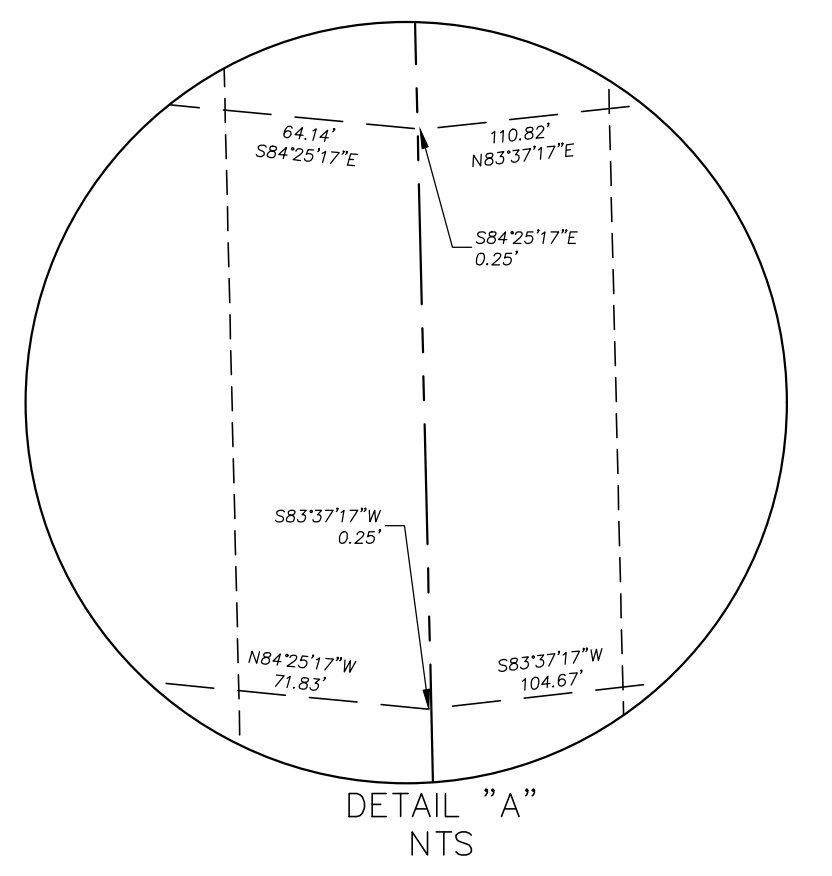
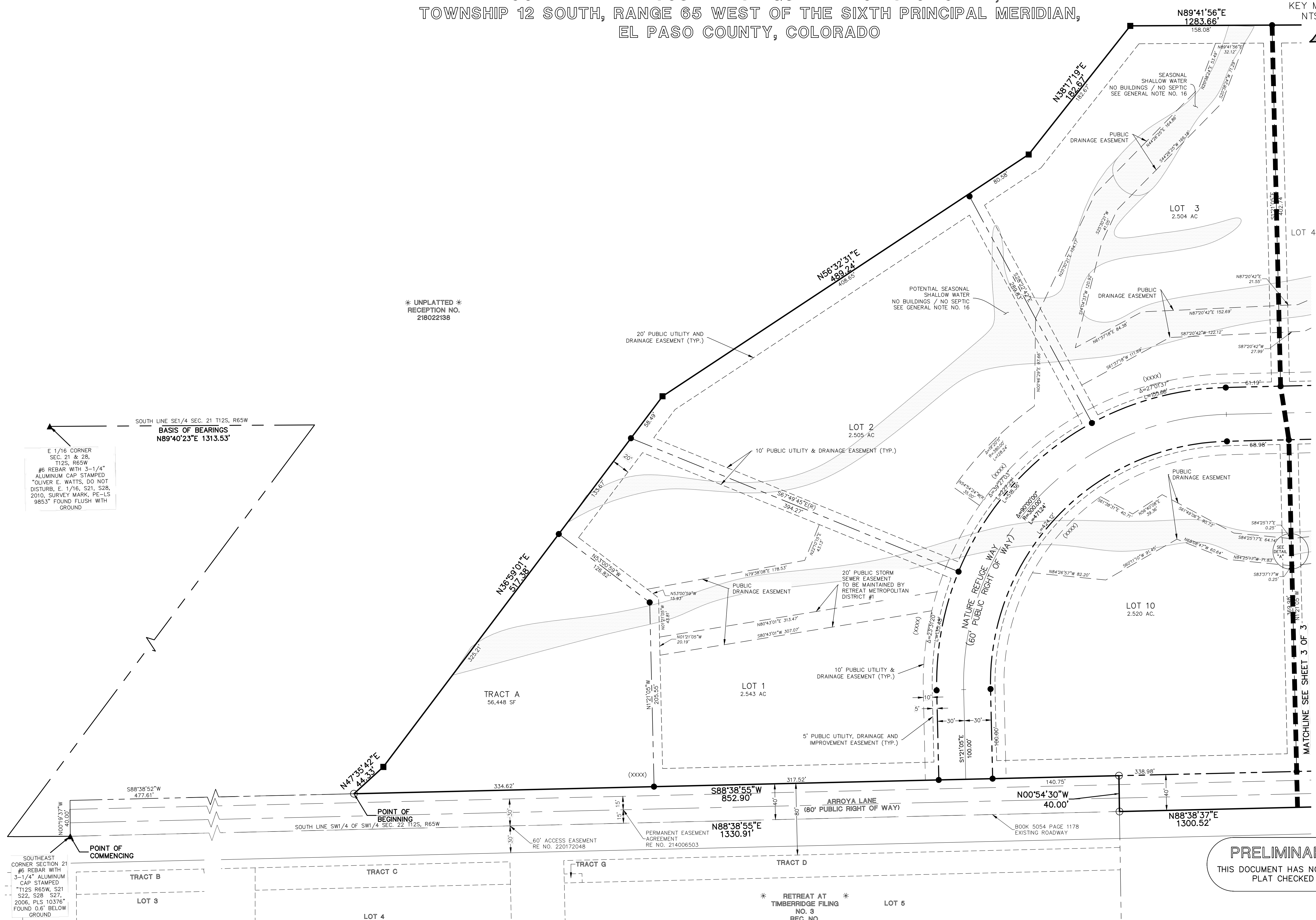
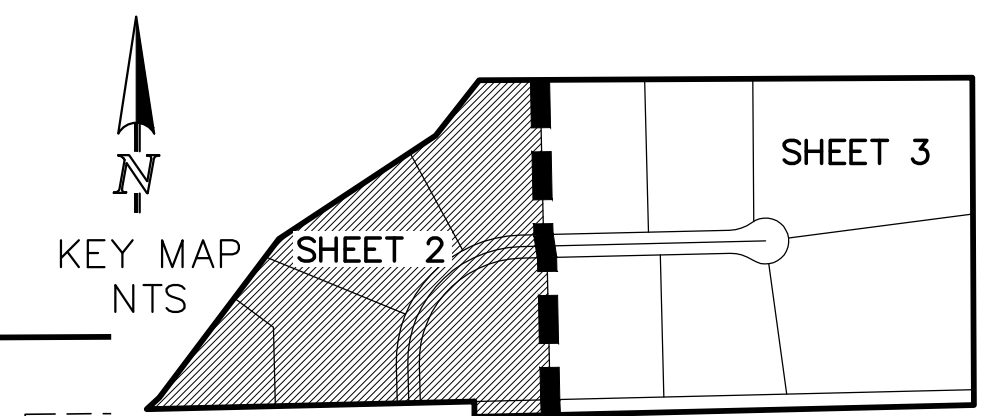
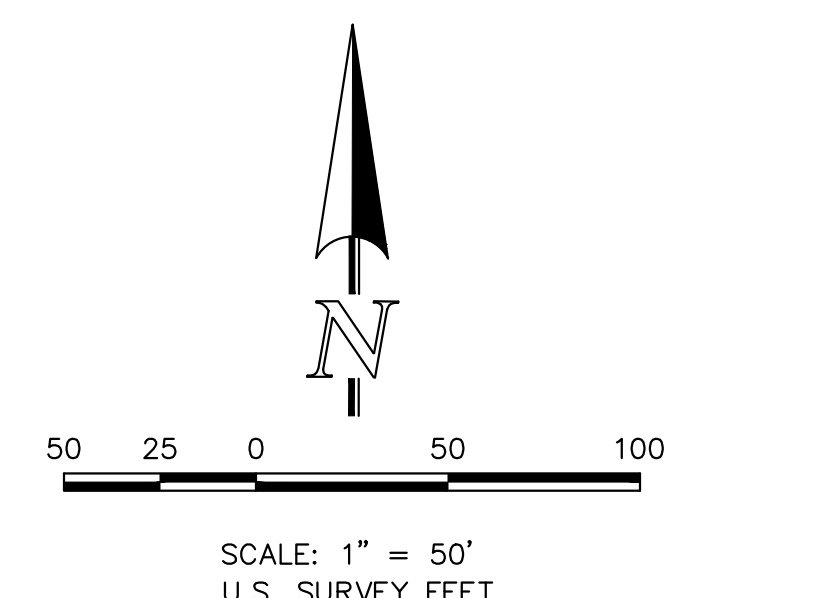


RETREAT AT TIMBERRIDGE FILING NO. 4

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



- LEGEND**
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
 - * NOT PART OF THIS SUBDIVISION
 - ▲ AS NOTED RECOVERED
 - 1-1/4" RED PLASTIC SURVEYORS CAP STAMPED
 - "PLS 37634" FOUND FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - 1-1/4" ORANGE PLASTIC SURVEYORS CAP STAMPED
 - "PLS 32820" FOUND FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET



SOUTH LINE SE1/4 SEC. 21 T12S, R65W
BASIS OF BEARINGS
N89°40'23"E 1313.53'

E 1/16 CORNER SEC. 21 & 28, T12S, R65W
#6 REBAR WITH 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

SOUTHEAST CORNER SECTION 21 #6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "T12S R65W, S21 S22, S28 S27, 2006, PLS 10376" FOUND 0.6' BELOW GROUND

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

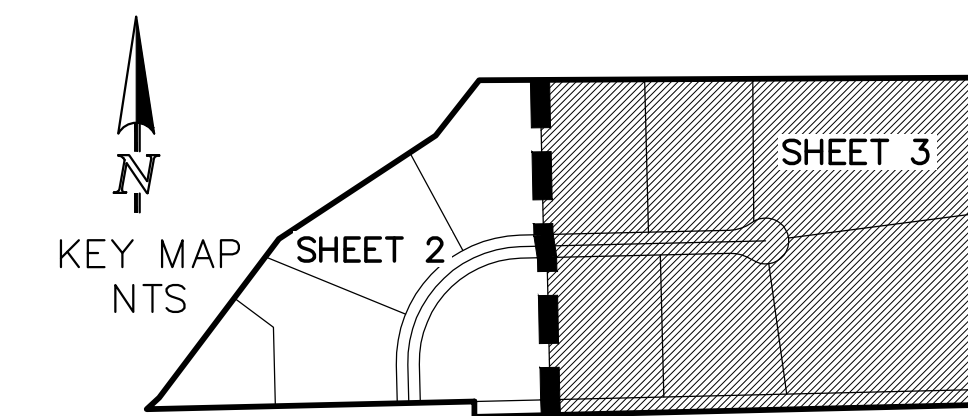
RETREAT AT TIMBERRIDGE
FILING NO 4
JOB NO. 1185.41
FEBRUARY 22, 2024
SHEET 2 OF 3



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
PCD FILE NO. SF1827

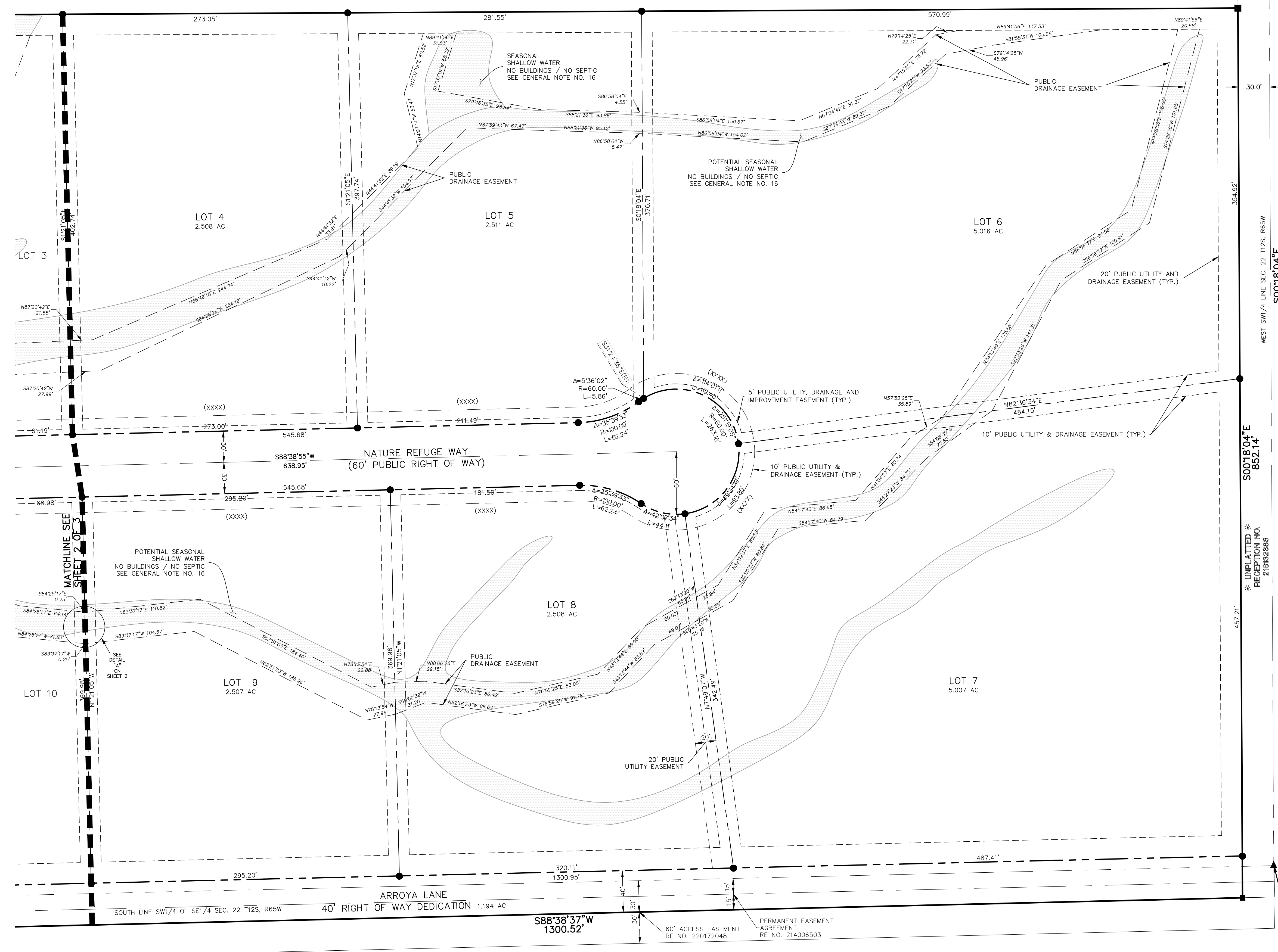
RETREAT AT TIMBERRIDGE FILING NO. 4

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

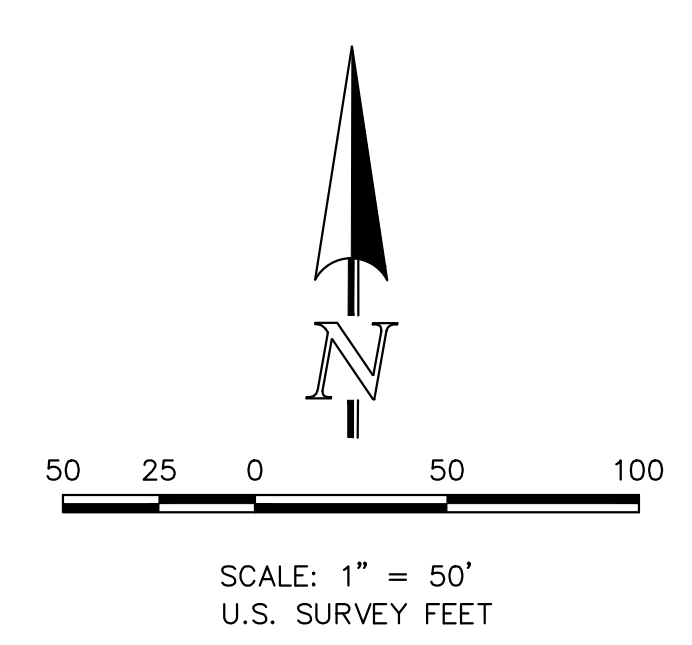


CENTER QUARTER CORNER SECTION 22
2" ALUMINUM CAP
STAMPED "MARIOTT,
T12S R65W, C1/4 S22,
2004, PLS 22753"
FOUND

* UNPLATTED *
RECEPTION NO.
218022138



- LEGEND**
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
 - ✱ NOT PART OF THIS SUBDIVISION
 - ▲ AS NOTED RECOVERED
 - 1-1/4" RED PLASTIC SURVEYOR'S CAP STAMPED "PLS 37634" FOUND FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - 1-1/4" ORANGE PLASTIC SURVEYOR'S CAP STAMPED "PLS 32820" FOUND FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "PLS 34977" TO BE SET



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

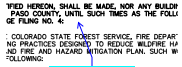
RETREAT AT TIMBERRIDGE
FILING NO 4
JOB NO. 1185.41
FEBRUARY 22, 2024
SHEET 3 OF 3



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
PCD FILE NO. SF1827

V2_Final Plat Drawings (24 x 36).pdf Markup Summary

Callout (3)



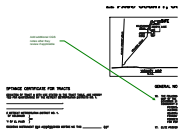
Subject: Callout
Page Label: [1] 118541P1-SH 1
Author: CDurham
Date: 6/3/2024 9:06:26 AM
Status:
Color: ■
Layer:
Space:

Unresolved:
Missing information?
Provide what needs to be accomplished for lots to be sold/transferred



Subject: Callout
Page Label: [1] 118541P1-SH 1
Author: dsdparsons
Date: 6/3/2024 10:53:08 AM
Status:
Color: ■
Layer:
Space:

Do we need this note? Arroya & culverts are required to be constructed w/ Fil 3. Channel is complete w Fil 2



Subject: Callout
Page Label: [1] 118541P1-SH 1
Author: dsdparsons
Date: 6/3/2024 10:57:11 AM
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Color: ■
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Add additional CGS notes after they review if applicable

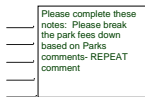
Cloud (1)



Subject: Cloud
Page Label: [1] 118541P1-SH 1
Author: dsdparsons
Date: 6/3/2024 10:51:31 AM
Status:
Color: ■
Layer:
Space:

Please complete these notes: Please break the park fees down based on Parks comments- REPEAT comment

Text Box (1)



Subject: Text Box
Page Label: [1] 118541P1-SH 1
Author: dsdparsons
Date: 6/3/2024 10:53:52 AM
Status:
Color: ■
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