

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;

- 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;
- 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;
- thence South 88 degrees 38 minutes 52 seconds West along said parallel line 1330.97 feet;
- 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;
- 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;
- 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;
- thence North 21 degrees 40 minutes 10 seconds East along said right-of-way line 80.00 feet;
- thence South 68 degrees 26 minutes 02 seconds East 147.97 feet;
- 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;
- 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;
- 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;
- Thence North 47 degrees 35 minutes 42 seconds East 105.23 feet;
- Thence North 36 degrees 59 minutes 01 seconds East 517.38 feet;
- Thence North 56degrees 32 minutes 31 seconds East 489.24 feet;
- Thence North 38 degrees 17 minutes 19 seconds East 182.67 feet;
- Thence North 89 degrees 41 minutes 56 seconds East 1283.66 feet;
- Thence South 0 degrees 18 minutes 04 seconds East 852.14 feet to the point of beginning.

Containing a calculated area of 1,666,078 square feet (38.2479 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 lots, a tract, streets and easements as shown hereon under the name and subdivision of **TIMBERRIDGE ESTATES**. All public improvements so platted are hereby dedicated to public use and said owners 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 owners 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 utility lines and related facilities.

TimberRidge Estates, LLC Date

STATE OF COLORADO } SS
COUNTY OF EL PASO }

Acknowledged before me this ____ day of _____, 2019 by

My commission expires _____

Witness my hand and official seal _____
Notary Public

Arroya Investments, LLC Date

STATE OF COLORADO } SS
COUNTY OF EL PASO }

Acknowledged before me this ____ day of _____, 2019 by

My commission expires _____

Witness my hand and official seal _____
Notary Public

ACCEPTANCE CERTIFICATE FOR TRACTS:

The dedication of Tract A (Drainage) is hereby accepted for ownership and maintenance by the TimberRidge Estates Homeowners Association.

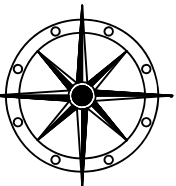
By: _____
President

STATE OF COLORADO } SS
COUNTY OF EL PASO }

Acknowledged before me this ____ day of _____, 2019 by

My commission expires _____

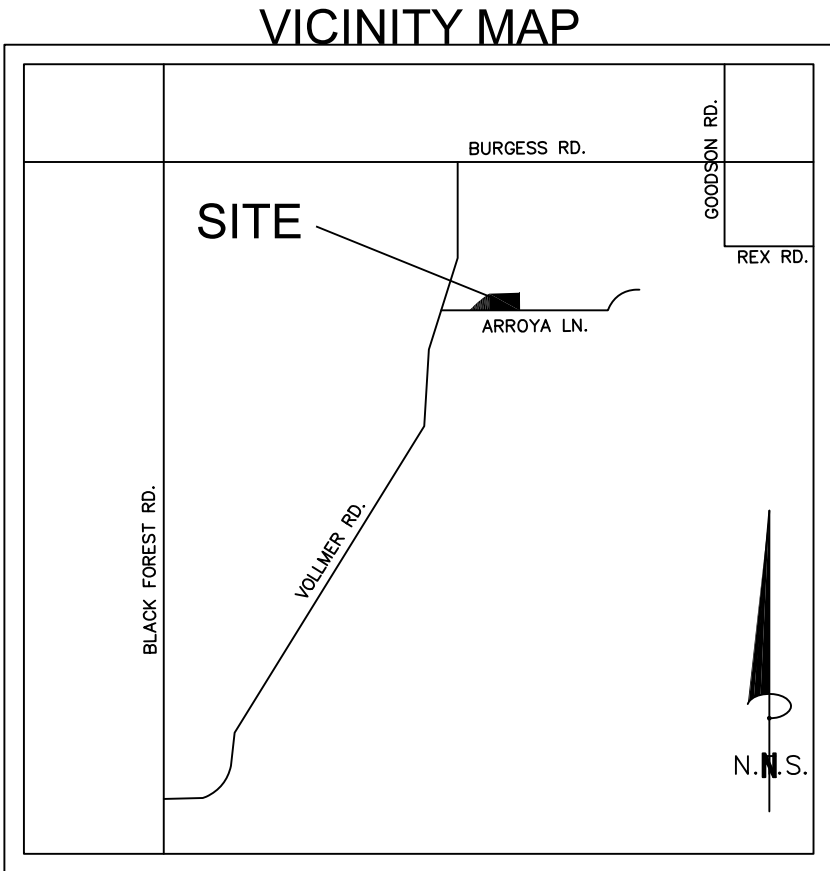
Witness my hand and official seal _____
Notary Public



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

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



NOTES:

- 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.
- Title Exceptions:
- Right-of-Way over and across a strip of land thirty (30') feet wide on the west line of Section 22 and along the west line of the Northwest Quarter of the Northwest Quarter of Section 27, said right of way being reserved for use as a future roadway for the benefit of the owners of this tract and owners of adjoining tracts in this section and adjacent sections, the intent hereof being to have section lines available for road purposes as occasion demands as set forth in Warranty Deed recorded November 29, 1922 in Book 565 at Page 346. Affects subject property and is shown hereon.
- Right-of-Way over and across a strip of land thirty (30') feet wide on each side of each section line, said right of way being reserved for use as a future roadway for the benefit of the owners of this tract and owners of adjoining tracts in this section and adjacent sections, the intent hereof being to have section lines available for road purposes as occasion demands as set forth in Warranty Deed recorded May 6, 1924 in Book 565 at Page 430. Affects subject property and is shown hereon.
- Right-of-Way over and across a strip of land thirty (30') feet wide on the west line of the Northwest Quarter of the Northwest Quarter of Section 27, said right of way being reserved for use as a future roadway for the benefit of the owners of this tract and owners of adjoining tracts in this section and adjacent sections, the intent hereof being to have section lines available for road purposes as occasion demands as set forth in Warranty Deeds recorded September 16, 1926 in Book 791 at Page 55, March 20, 1931 in Book 854 at Page 477, October 5, 1936 in Book 930 at Page 288. Affects subject property and is shown hereon.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Plateau Natural Gas Company Right-of-Way Agreement recorded January 22, 1962 in Book 1896 at Page 135. Conveyance of easements and rights-of-way to Northern Natural Gas Company, a Delaware corporation recorded March 24, 1970 in Book 2336 at Page 636. Assignment of Easements to Aquila Colorado Gas OPCO, LP, a Delaware limited partnership recorded July 24, 2008 under Reception No. 208083871. Affects subject property, the exact location is not defined.
- The effect of inclusion of the subject property in the Black Forest Fire/Rescue Protection District, as evidenced by instruments recorded August 21, 1975, in Book 2772 at Page 121 and August 28, 1980 in Book 3333 at Page 799. Notices of Special District Authorization of Issuance of General Obligation Indebtedness recorded December 17, 2001 under Reception No. 201185017 and May 20, 2011 under Reception No. 211049996. Affects subject property and is blanket.
- Right of Way Easement as granted to Mountain View Electric Association, Inc. in instrument recorded February 11, 1983, in Book 3673 at Page 903. Affects subject property, the exact location is not defines
- Right of Way Easement as granted to Mountain View Electric Association, Inc. in instrument recorded February 11, 1983, in Book 3673 at Page 908. Affects subject property, the exact location is not defined.
- The effect of Notice Concerning Underground Facilities of the Mountain View Electric Association, Inc. recorded May 9, 1983 in Book 3718 at Page 812. Affects subject property and is blanket.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Stipulation recorded August 30, 1985 in Book 5054 at Page 1178. Affects subject property and lies over Arroya Road.
- The effect of Resolution No. 89-140, Land Transfer - 9, recorded October 27, 1994, in Book 6551 at Page 588. Affects subject property and is blanket.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Right-of-Way Easement recorded December 10, 2007 under Reception No. 207156760. Affects subject property and is blanket.
- Terms, conditions, provisions, burdens and obligations as set forth in Administratively Approved Permit issued to Conduct a Designated Activity of State Interest or to Engage in Development in a Designated Area of State Interest in El Paso County, Colorado recorded July 31, 2014 under Reception No. 214068509. Affects subject property and is blanket.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Permanent Easement Agreement recorded January 27, 2014 under Reception No. 214006501. Affects subject property and is shown hereon.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Permanent Easement Agreement recorded January 27, 2014 under Reception No. 214006502. Does not affects subject property.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Permanent Easement Agreement recorded January 27, 2014 under Reception No. 214006503. Affects subject property and is shown hereon.

FEES:

Drainage Fee Basin _____
Bridge Fee Basin _____
School Dist #49 Fee _____
Regional Park Fee Area _____
Urban Park Fee Area _____

NOTES:

- Denotes found monument, marked as noted
 - Denotes set #5 rebar and plastic cap marked "PLS 32439", unless otherwise noted
 - (1149) - Denotes street address.
- Basis of bearings is the north line of the property, monumented as shown and assumed to bear North 89 degrees 41 minutes 56 seconds East, 1283.66 feet.
- 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 G, effective date, December 7, 2018. The approximate flood zone boundary is shown hereon by map measure only.
- 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.
- The lineal units used in this drawing are U.S. Survey feet.
- The El Paso County Planning and Community Development Department Engineering must be contacted prior to the establishment of any driveway.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 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.
- 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 by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements
- 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 _____ in the Office of 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 plot 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 Agreement.
- The addresses (1149) exhibited on this plat are for informational purposes only. It is not the legal description and is subject to change.
- This plat is regulated by a P.U.D. Development Plan as recorded under Reception No. 218040692.
- Unless otherwise shown, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- 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 Division of Parks and Wildlife, Colorado Department of Transportation, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Prebles Meadow Jumping Mouse).
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 18-471) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.
- Water Supply: Water service for this subdivision is provided by individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
- Wastewater: Wastewater service for this subdivision is provided by individual septic systems. 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.
- Utility providers are: Black Hills Energy, Colorado Springs Utilities, Century Link Communications, Falcon Broadband.
- This property has been incorporated into the Black Forest Fire/Rescue Protection District.
- There are 10 lots and 1 tract in this subdivision.
- The subdividers agree on behalf of him/herself and any developer or builder successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee (Resolution No. 18-471), as amended, 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 sale document's and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- An engineered site plan prepared by a Colorado Professional Engineer and conforming to EPC Land Development Code and Engineering Criteria Manual standards, and consistent with the plan and recommendations in the Final Drainage Report, shall be provided to EPC PCD and approved prior to the issuance of a building permit for all lots. If an additional drainage easement is necessary, it shall be submitted for review with the engineered site plan and shall be recorded with the Clerk and Recorder prior to the issuance of a building permit.
- Soil and Geology Conditions: _____, specifically on Lots 1-4,

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soil, Geology and Geologic Hazard The Retreat at Timber Ridge by Logan L. Langford with Entech Engineering, Inc dated April 7, 2017 in file SF-18-27 available at the El Paso County Planning and Community Development Department:
Seasonally Shallow Groundwater: Lots 1-10
Seasonally High Groundwater: Lots 1-10
Potential Seasonally Shallow Groundwater: Lots 1-10
Expansive Soils may affect certain lots. To be identified and dealt with on an individual basis. Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

26) Access Limitation: There shall be no direct lot access to Arroya Lane.

27) There is a Drainage Maintenance Agreement recorded at Reception No. _____

PCD FILE NO: SF-18-27

REVISIONS:		
1	3/18/19	County comments.
2	6/04/19	County comments.
PROJECT NO. 18028		
JUNE 21, 2018		
SHEET 1 OF 2		

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

You need a note for the HOA CCRS...so the reception number can be identified on the plat

Put the Planning and Community Director signature back on plat please- leave the Board signature block on also. IF

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for **TIMBERRIDGE ESTATES** was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2019, 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.

President, Board of County Commissioners Date

CHAIR

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

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

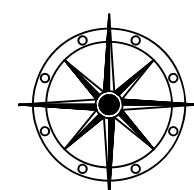
I hereby certify that this instrument was filed for record in my office at ____ o'clock
____M., this ____ day of _____, 2019, A.D., and is duly recorded
under Reception No. _____ of the records of El Paso County,
Colorado.

CHUCK BROERMAN, RECORDER

BY: _____
Deputy

SURCHARGE: _____
FEE: _____

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



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

REVISIONS:		
1	3/18/19	County comments.
2	6/04/19	County comments.

PROJECT No. 18028
JUNE 21, 2018
SHEET 2 OF 2