

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1356.68 FEET.

PARCEL A

COMMENCING AT THE NORTHWEST CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS RECORDED IN BOOK 2678 AT PAGE 430, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N21°41'10"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD, A DISTANCE OF 657.86 FEET; THENCE S68°18'50"E, A DISTANCE OF 40.00 FEET; THENCE S46°30'00"E, A DISTANCE OF 243.59 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S46°30'00"E, HAVING A DELTA OF 114°51'36", A RADIUS OF 60.00 FEET AND A DISTANCE OF 120.28 FEET TO A POINT ON CURVE;

THENCE ON THE NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING TWELVE (12) COURSES:

- 1. S36°37'30"W, A DISTANCE OF 263.98 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°37'30", A RADIUS OF 525.00 FEET AND A DISTANCE OF 115.68 FEET TO A POINT ON CURVE;
3. N66°00'00"W, A DISTANCE OF 197.47 FEET;
4. N35°00'00"W, A DISTANCE OF 230.09 FEET;
5. N05°00'00"W, A DISTANCE OF 56.08 FEET;
6. N85°00'00"E, A DISTANCE OF 184.29 FEET;
7. N04°30'10"W, A DISTANCE OF 243.01 FEET;
8. N90°00'00"W, A DISTANCE OF 424.49 FEET;
9. N54°48'53"W, A DISTANCE OF 205.37 FEET;
10. N66°30'00"W, A DISTANCE OF 255.51 FEET TO A POINT ON CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S66°30'00"E, HAVING A DELTA OF 01°00'00", A RADIUS OF 770.00 FEET AND A DISTANCE OF 125.43 FEET TO A POINT ON CURVE;
12. N57°10'00"W, A DISTANCE OF 661.28 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 45.715 ACRES.

PARCEL B

COMMENCING AT THE SOUTHEAST CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING FOURTEEN (14) COURSES:

- 1. N02°25'00"W, A DISTANCE OF 18.66 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 01°30'30", A RADIUS OF 1025.00 FEET AND A DISTANCE OF 26.98 FEET TO A POINT OF TANGENT;
3. N00°54'30"W, A DISTANCE OF 154.00 FEET;
4. S89°05'30"W, A DISTANCE OF 150.00 FEET;
5. N00°54'30"W, A DISTANCE OF 175.00 FEET;
6. N05°04'00"W, A DISTANCE OF 416.10 FEET;
7. N89°05'30"E, A DISTANCE OF 145.17 FEET;
8. S88°03'59"E, A DISTANCE OF 85.10 FEET;
9. N89°05'30"E, A DISTANCE OF 160.00 FEET;
10. N00°54'30"W, A DISTANCE OF 720.00 FEET;
11. N06°02'18"E, A DISTANCE OF 136.13 FEET TO A POINT ON CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N06°02'18"E, HAVING A DELTA OF 05°02'42", A RADIUS OF 725.00 FEET AND A DISTANCE OF 63.84 FEET TO A POINT ON CURVE;
13. N11°05'00"E, A DISTANCE OF 147.40 FEET;
14. N71°41'17"W, A DISTANCE OF 87.90 FEET;

THENCE N19°50'00"E, A DISTANCE OF 225.69 FEET; THENCE N05°57'53"E, A DISTANCE OF 241.74 FEET; THENCE N89°05'30"E, A DISTANCE OF 150.00 FEET; THENCE N00°54'30"W, A DISTANCE OF 28.43 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 83°24'30", A RADIUS OF 55.00 FEET AND A DISTANCE OF 80.07 FEET TO A POINT ON CURVE; THENCE N07°30'00"W, A DISTANCE OF 198.00 FEET; THENCE S77°00'00"E, A DISTANCE OF 251.41 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST;

CONTAINING A CALCULATED AREA OF 30.114 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 75.829 ACRES.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT A WITH USE STATED IN THE TRACT TABLE, IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICT NO. 1.

BY: _____

AS: _____

OF THE RETREAT METROPOLITAN DISTRICT NO. 1.

STATE OF COLORADO)

COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ A.D. BY _____ OF THE RETREAT METROPOLITAN DISTRICT NO. 1.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT B WITH USE STATED IN THE TRACT TABLE, IS HEREBY ACCEPTED FOR MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICT NO. 2.

BY: _____

AS: _____

OF THE RETREAT METROPOLITAN DISTRICT NO. 2.

STATE OF COLORADO)

COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ A.D. BY _____ OF THE RETREAT METROPOLITAN DISTRICT NO. 2.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, 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, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RETREAT AT TIMBERRIDGE FILING NO. 2.

OWNER:

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

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

STATE OF COLORADO)

COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 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.

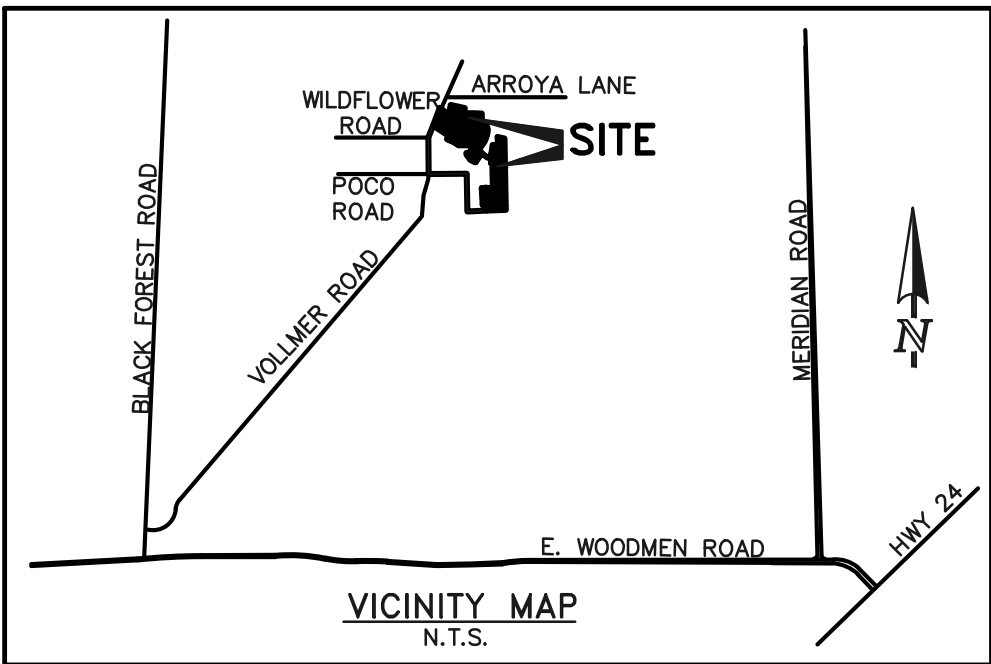
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS JANUARY 4, 2021.
2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. LOTS 2 - 3: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 60' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. LOTS 1, 4 - 12: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 60' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
5. LOTS 13 - 90: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. SP-182.
7. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 90. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 2.
8. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 220087614 AND 220117578. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 220087615.
9. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
10. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
11. FLOODPLAIN STATEMENT: THIS SITE, RETREAT AT TIMBERRIDGE FILING NO. 2, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C05356, DATED DECEMBER 7, 2018. (ZONE X AND AE) BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.
12. 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 NO. _____ 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 EXECUTIVE DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE OF SAID IMPROVEMENTS TO THE PUBLIC. 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 EXECUTIVE 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.

RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



GENERAL NOTES (CONT.):

- 11. 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.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
14. ANY PROPERTY WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
15. 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 211339 PREPARED BY CAPSTONE TITLE, WITH AN EFFECTIVE DATE OF APRIL 23, 2021 AT 8:00 A.M.
16. 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 RECORDED AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF RETREAT AT TIMBERRIDGE FILING NO. 2 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
18. 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
19. LOTS 27-43 AND 68-74 SHALL ACCEPT DRAINAGE FROM UPSTREAM AREAS AND THE PURCHASERS OF THESE LOTS ARE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SIDE-LOT DRAINAGE SWALES TO ACCOMMODATE THE STORMWATER RUNOFF. NO LOTS SHALL HAVE ANY IMPERVIOUS IMPROVEMENTS CONSTRUCTED WITHIN THE REAR SETBACK (I.E. PATIOS, HARDSCAPE, RECREATIONAL FACILITIES, ETC.) Lots 2.5 acres and larger shall be limited to a maximum of 10% impervious area.
20. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1356.68 FEET.
21. THIS NOTE INTENTIONALLY OMITTED.
22. TRACT A IS FOR DETENTION AND WATER QUALITY AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
23. TRACT B IS FOR PUBLIC REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY, UPON COMPLETION OF THE REQUIRED IMPROVEMENTS AND COUNTY ACCEPTANCE, THE RETREAT METROPOLITAN DISTRICT NO. 2 SHALL BE RESPONSIBLE FOR THE AESTHETIC MAINTENANCE.
24. UTILITY PROVIDERS: WATER AND SANITARY SEWER: LOTS 1-12 INDIVIDUAL WELL AND SEPTIC SYSTEM ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION GAS: BLACK HILLS ENERGY
25. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RETREAT AT TIMBERRIDGE RECORDED OCTOBER 30, 2020, UNDER RECEPTION NO. 220174542 RECORDS OF EL PASO COUNTY, COLORADO.
26. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
27. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE: HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
28. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO VOLLMER ROAD.
29. THE SECONDARY GRAVEL ACCESS ROAD, LYING WITHIN AN EASEMENT DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 220202400, IS NOT COUNTY MAINTAINED. CONSTRUCTION AND MAINTENANCE OBLIGATIONS ARE THE RESPONSIBILITY OF TIMBERRIDGE DEVELOPMENT GROUP, LLC AND THE RETREAT METROPOLITAN DISTRICT NO. 1 PER SAID EASEMENT DOCUMENT.
30. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1.
31. SOIL AND GEOLOGY CONDITIONS: 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, GEOLOGIC HAZARD AND WASTEWATER STUDY, THE RETREAT AT TIMBERRIDGE, VOLLMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTECH ENGINEERING INC, DATED APRIL 12, 2017, REVISED DECEMBER 1, 2017 IN FILE RETREAT AT TIMBERRIDGE FILE NO. PUD 17-003 AND FILE NO. SP 182 AVAILABLE AT EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT: POTENTIAL SEASONAL SHALLOW WATER: LOTS 1-4 AND 8-11, NO BUILDINGS OR SEPTIC SYSTEMS ARE ALLOWED IN THESE AREAS. IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. MAINTENANCE OF SAID UNDERGROUND DRAINAGE SYSTEM SHALL BE BY THE INDIVIDUAL PROPERTY OWNER.
32. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE RETREAT METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. THIS PROPERTY IS SUBJECT TO A PRIVATE CHANNEL AND WETLAND MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE RETREAT METROPOLITAN DISTRICT NO. 2 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
33. INDIVIDUAL WELLS FOR LOTS 1-12 ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
34. WATER RIGHTS AVAILABLE TO SERVE INDIVIDUAL WELLS ON LOTS 1-12 SHALL BE OWNED BY THE RETREAT METROPOLITAN DISTRICT NO. 1 AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE DISTRICT GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.

GENERAL NOTES (CONT.):

- 35. PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. _____.
36. THE FENCE ON LOTS 2 AND 3 ALONG VOLLMER ROAD AND THE REAR LOT LINES OF 28-60 SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
37. SEWAGE TREATMENT FOR LOTS 1-12 IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEERED SYSTEM PRIOR TO PERMIT APPROVAL.

SUMMARY TABLE:

Table with 5 columns: LOTS, SQUARE FEET, PERCENTAGE, OWNER, MAINTENANCE. Rows include Tract A (Detention and Water Quality), Tract B (Public Regional & Local Trails), Lots (90 Total), R.O.W., and Total.

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, 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 CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

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. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ 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, PUBLIC EASEMENTS AND TRACTS A AND C ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

delete this will be admin
CHAIR/BOARD OF COUNTY COMMISSIONERS DATE
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT delete my no longer need Assessors signature as long as both traffic fee and PID note are on plat (saves recording time) DATE
COUNTY ASSESSOR DATE

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. 16-454), 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.
add
ED FOR RECORD IN MY OFFICE AT _____, A.D., AND IS DULY RECORDED THE RECORDS OF EL PASO COUNTY, COLORADO.

DELIVERY
DRAINAGE: SAND CREEK add basin and fees due
BRIDGE FEES:
URBAN PARK: look at review
REGIONAL PARK: comments from parks and add fees
SCHOOL FEE: FALCON SCHOOL DISTRICT NO. 49 ACADEMY SCHOOL DISTRICT NO. 20

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

Table with 3 columns: NO., REVISION, DATE. Rows 1 and 2 showing county comments.

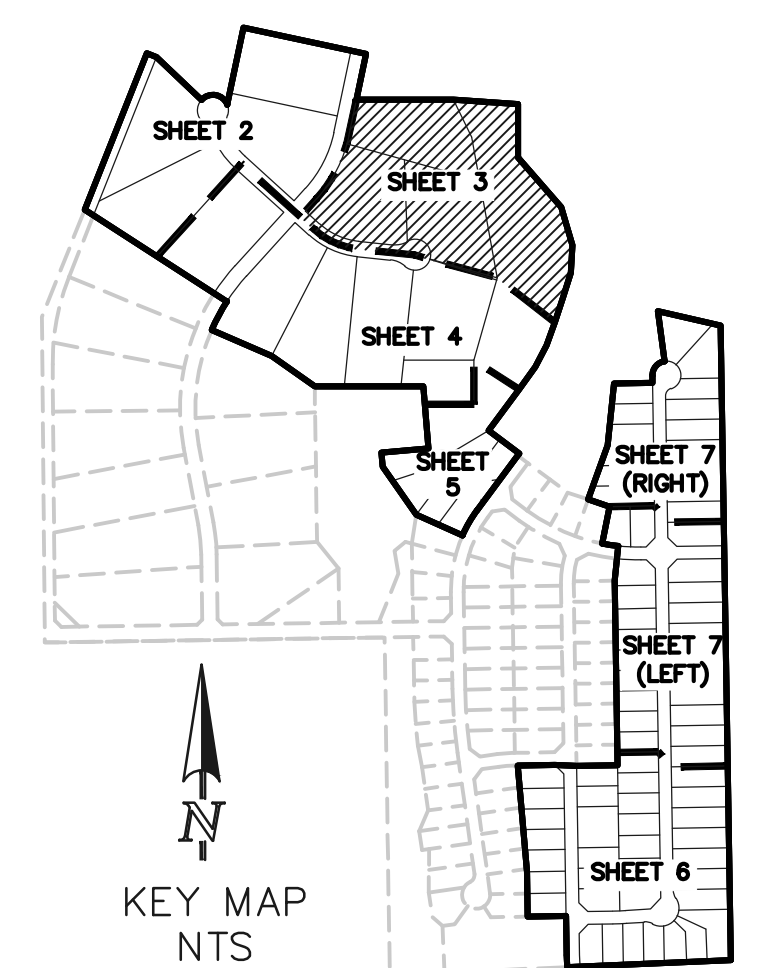
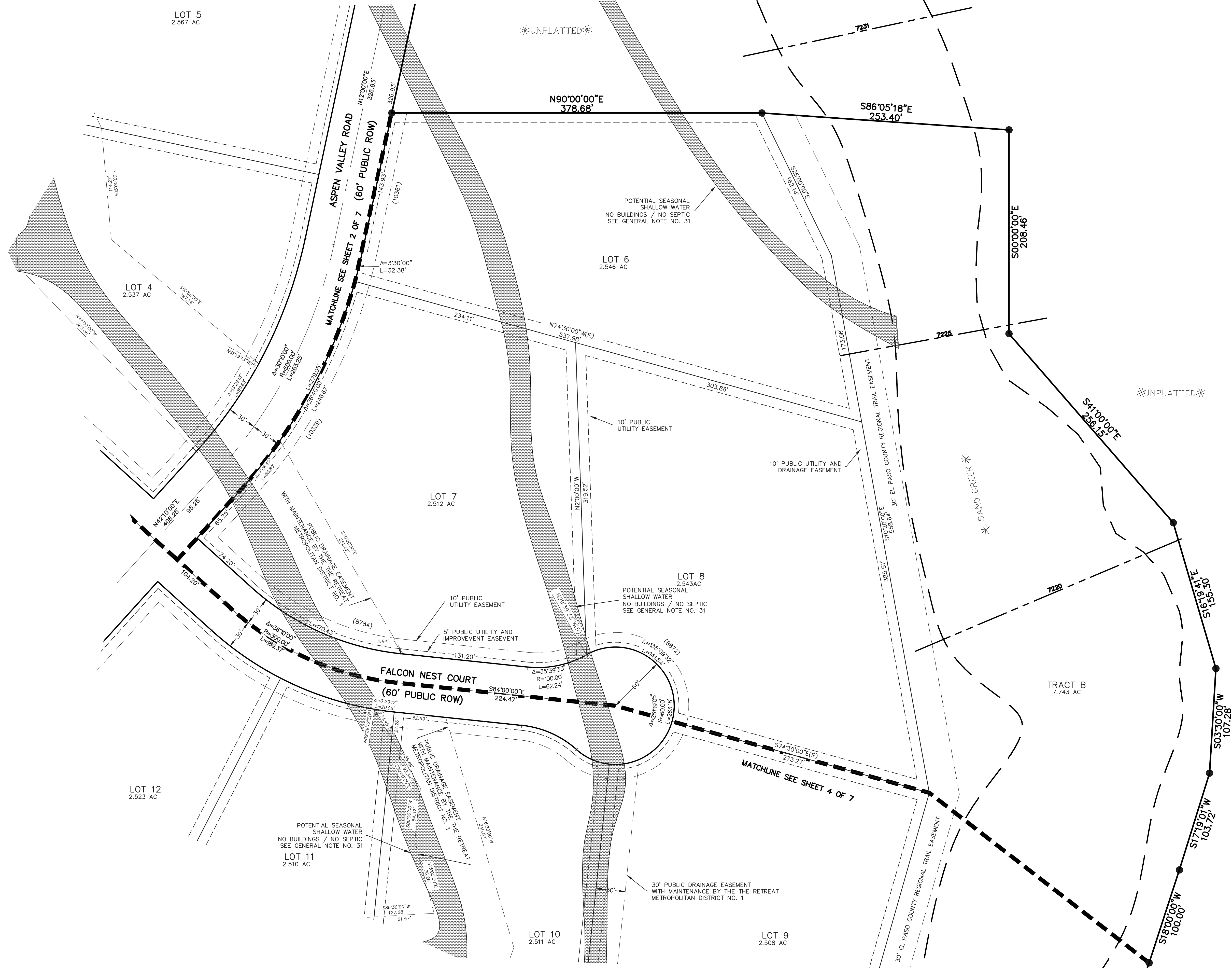
Table with 3 columns: NO., REVISION, DATE. Rows 1 and 2 showing county comments.

complete the fees for each district
RETREAT AT TIMBERRIDGE
TIMBERRIDGE DEVELOPMENT GROUP, LLC FILING NO. 2
2138 FLYING HORSE CLUB DRIVE JO SCHOOL DISTRICT # FEE per SINGLE FAMILY UNIT/PATIO HOMES
COLORADO SPRINGS, CO 80921 JA
SH 3 \$207.00
2 \$306.00
38 \$308.00
49 \$240.00
All Other Districts \$185.00

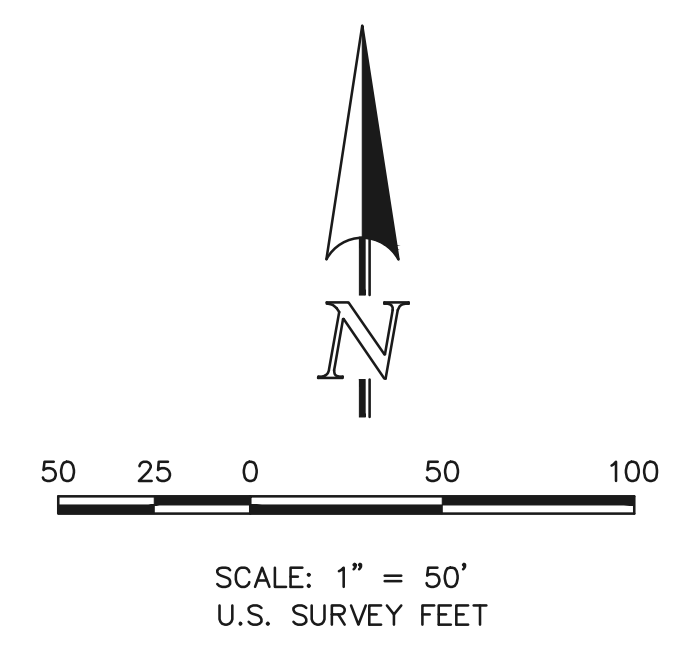


RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



- LEGEND**
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCCS LLC PLS. 30118" SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - ✱ NOT PART OF THIS SUBDIVISION
 - (XXXX) ADDRESS
 - 7174 BASE FLOOD ELEVATION



PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN
 PLAT CHECKED

RETREAT AT TIMBERRIDGE
 FILING NO. 2
 JOB NO. 1185.20
 JANUARY 4, 2021
 SHEET 3 OF 7

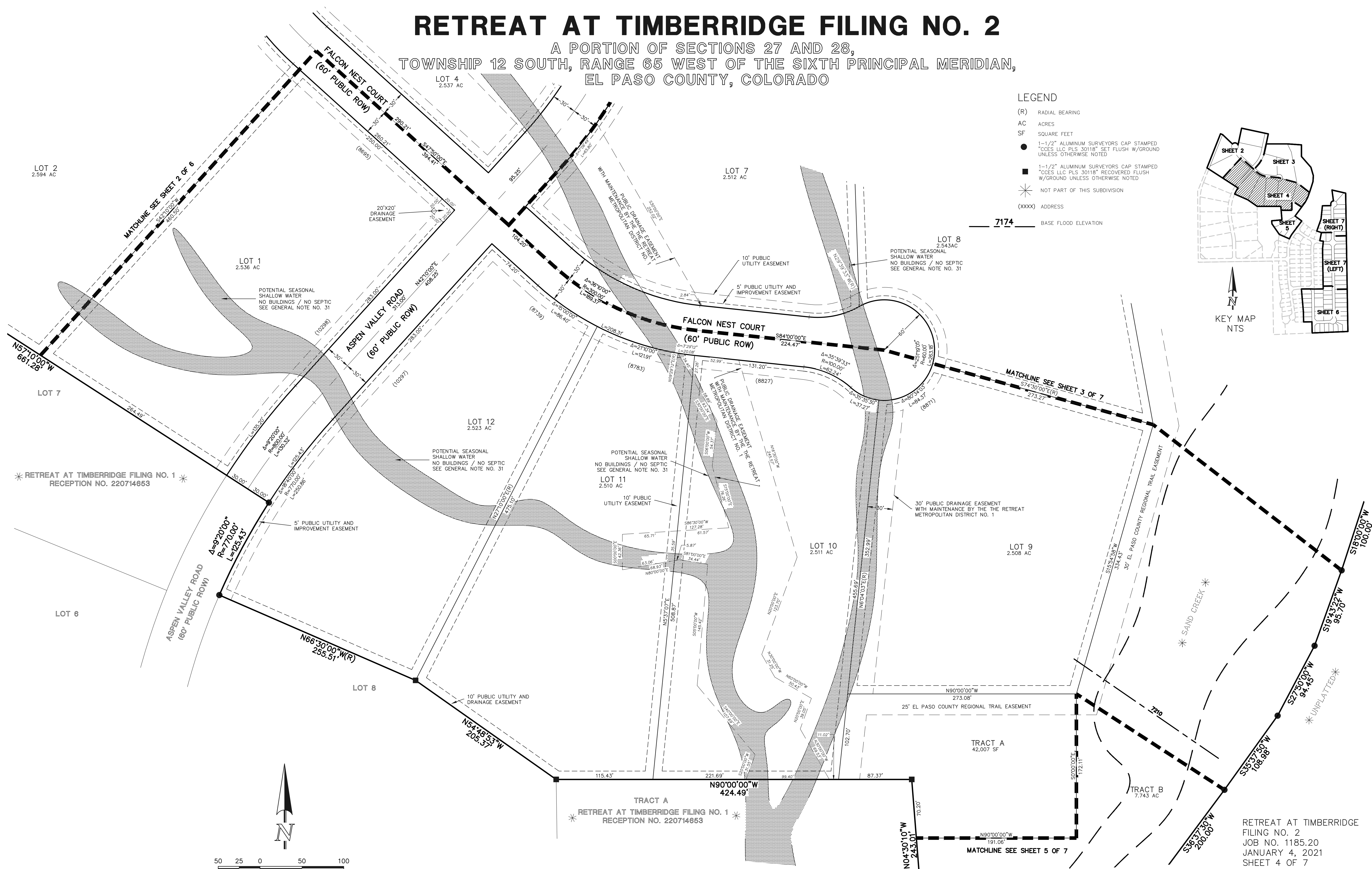
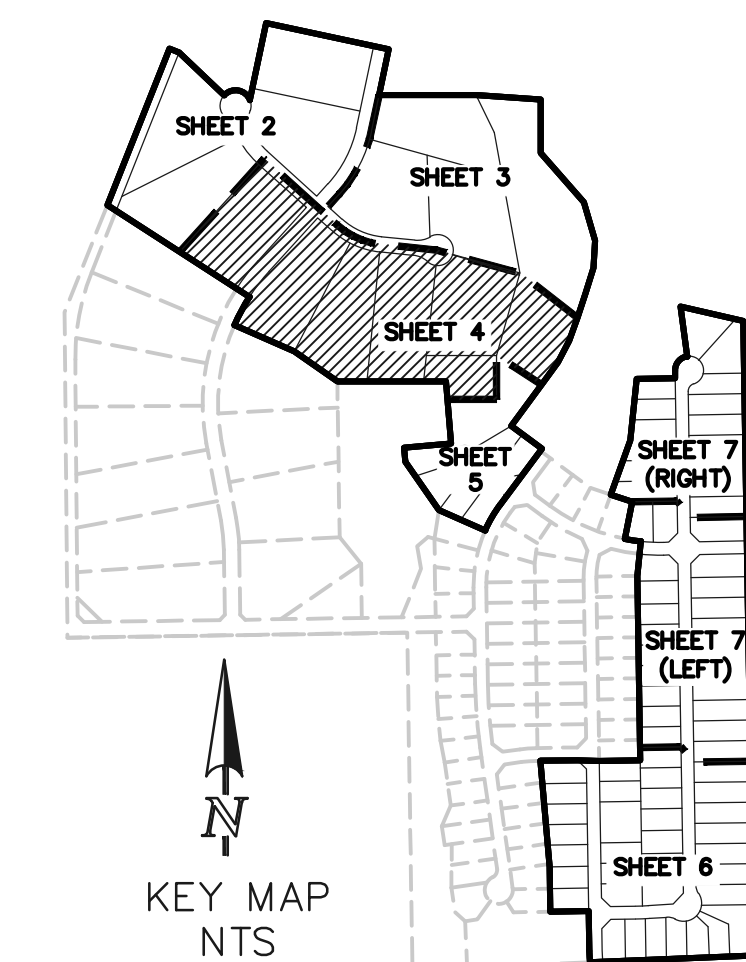


RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

LEGEND

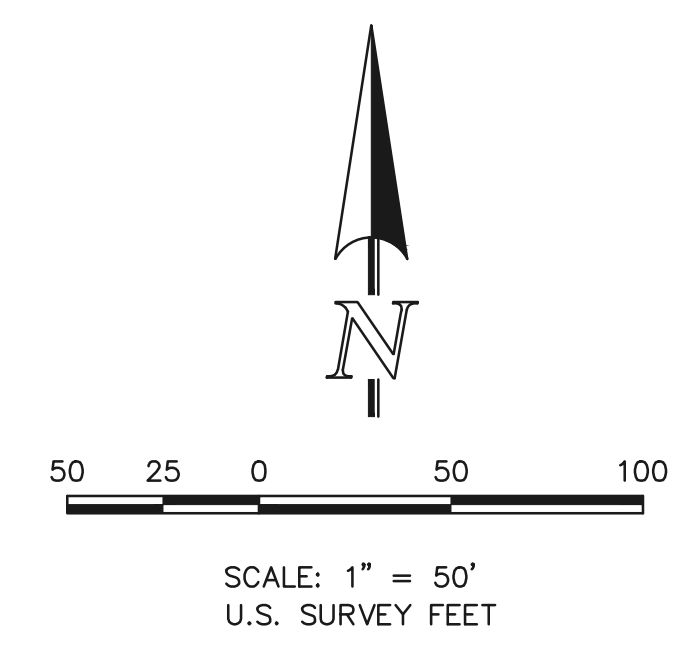
- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH W/GROUND UNLESS OTHERWISE NOTED
- ✱ NOT PART OF THIS SUBDIVISION
- (XXXX) ADDRESS
- 7174 BASE FLOOD ELEVATION



* RETREAT AT TIMBERRIDGE FILING NO. 1 *
RECEPTION NO. 220714653

TRACT A
RETREAT AT TIMBERRIDGE FILING NO. 1 *
RECEPTION NO. 220714653

RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 4 OF 7

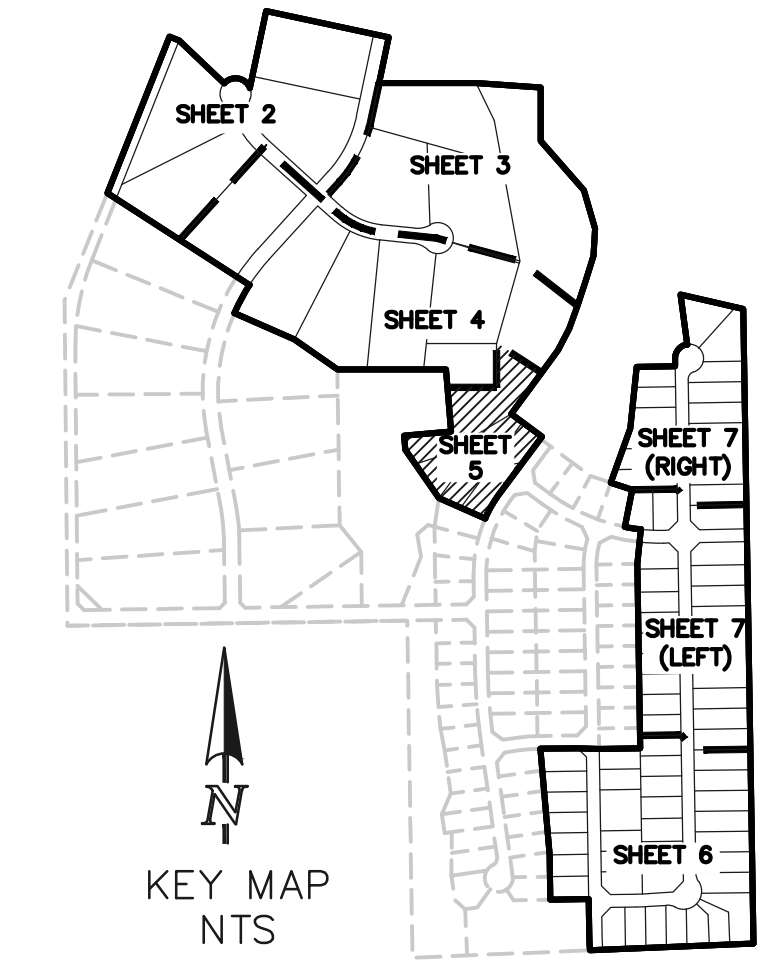
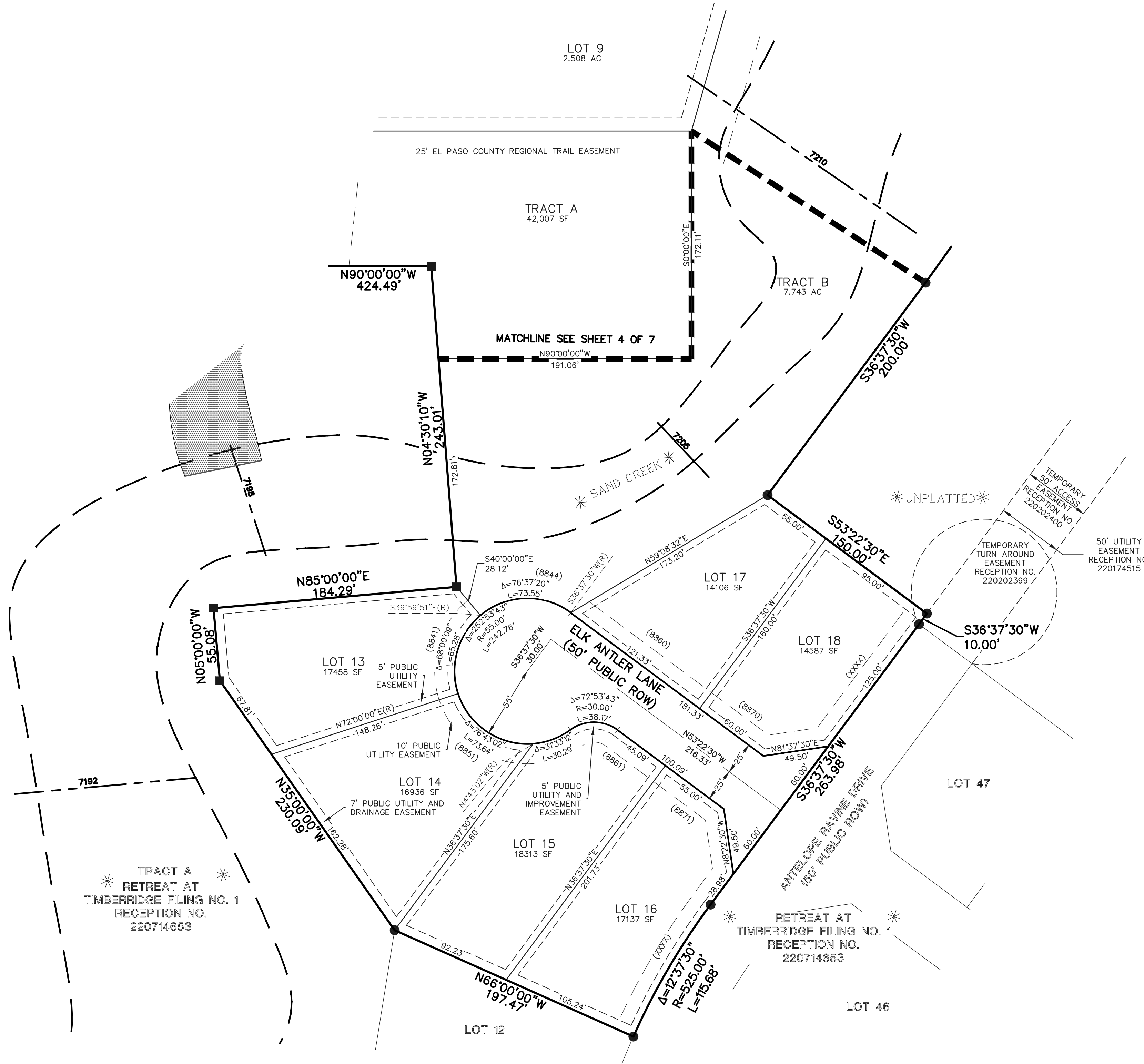


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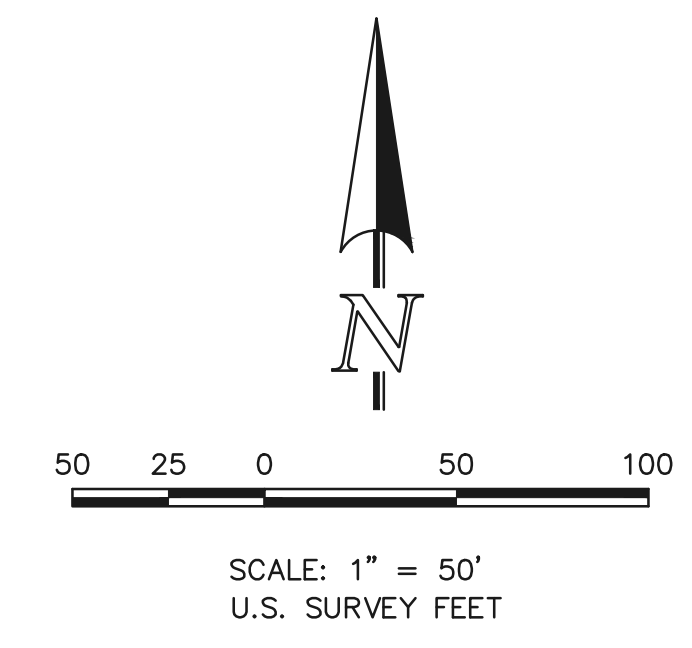


RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



- LEGEND**
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 - AC ACRES
 - SF SQUARE FEET
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - * NOT PART OF THIS SUBDIVISION
 - (XXXX) ADDRESS
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RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 5 OF 7



N:\118520\DRAWINGS\SURVEY\PLAT\118520-P2-P7 REV.dwg, 3/22/2022 7:22:34 AM, 1:1

RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

C-E 1/16 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ESI PLS 10376, 2008"
FLUSH WITH GROUND

* RETREAT AT TIMBERRIDGE FILING NO. 1 *
RECEPTION NO. 220714653

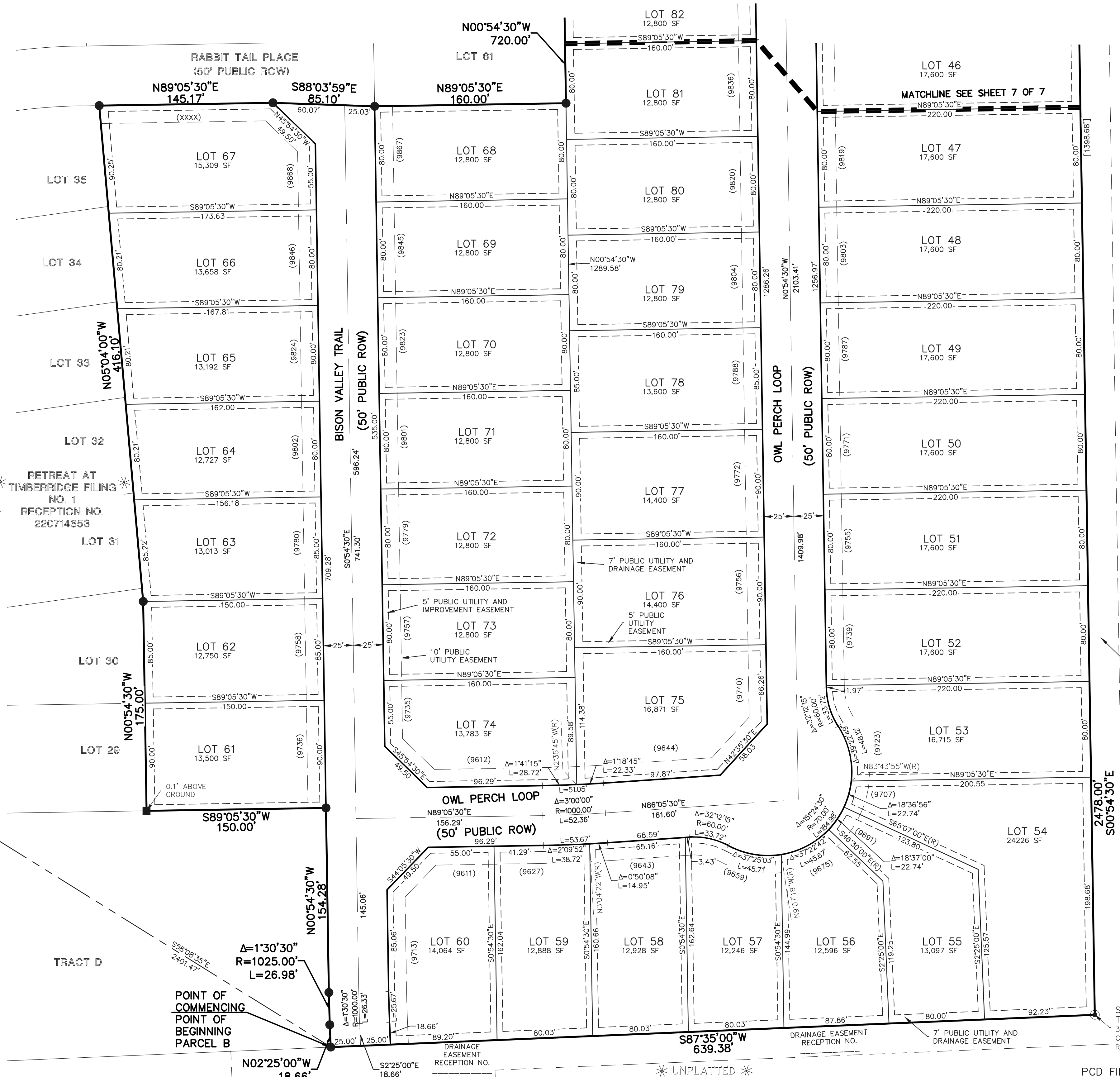
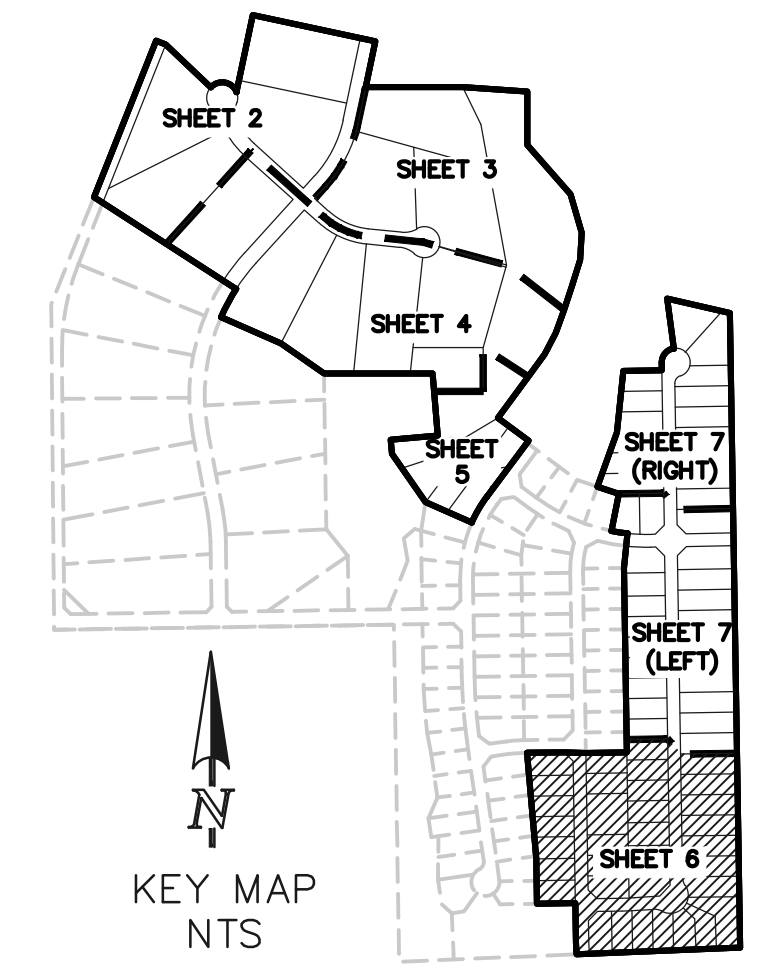
POCO ROAD
(80' PUBLIC ROW)
THE SOUTH LINE OF THE S0
OF THE NORTHEAST QUARTER

30' WITNESS CORNER
E 1/4 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ESI PLS 10376, 2008"
0.1' ABOVE GROUND

TRACT C

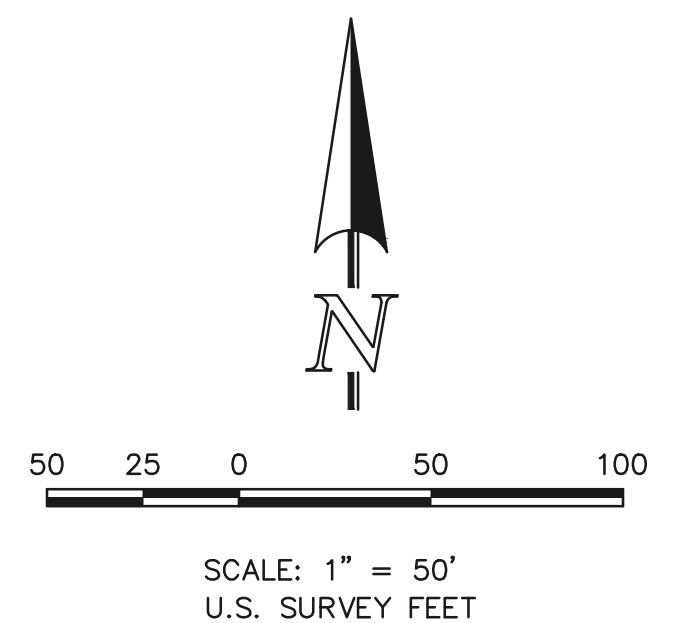
BASIS OF BEARINGS
N89°08'28"E 1326.68'

UNPLATTED



LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCS LLC PLS 30118" SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCS LLC PLS 30118" RECOVERED FLUSH W/GROUND UNLESS OTHERWISE NOTED
- AS NOTED RECOVERED
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- (XXXX) ADDRESS



PRELIMINARY
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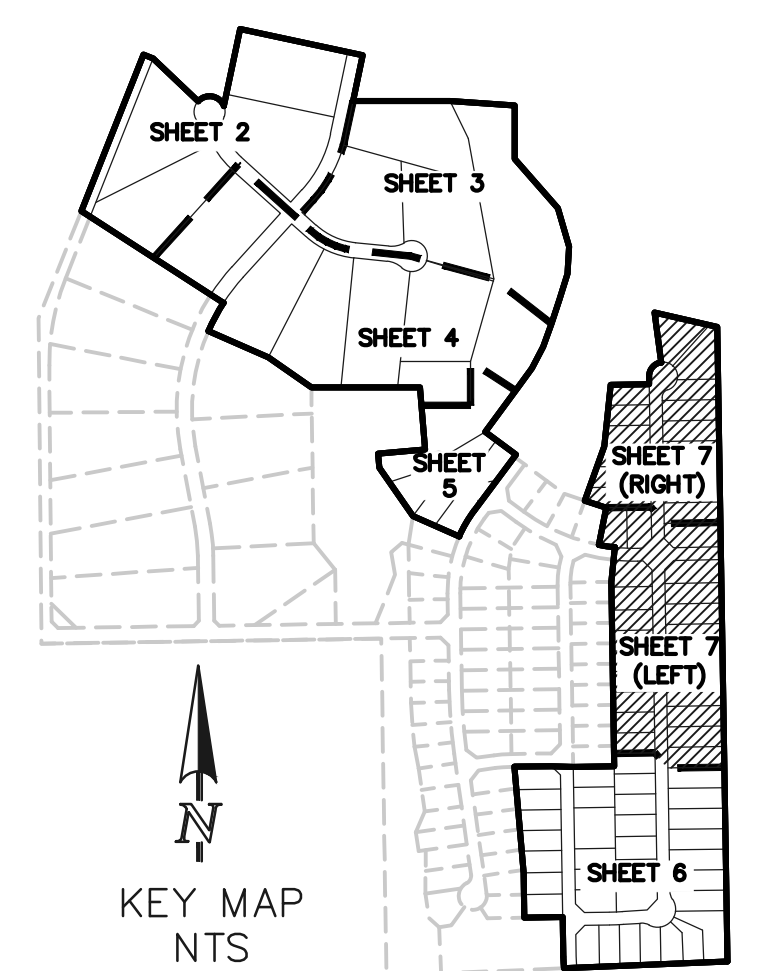
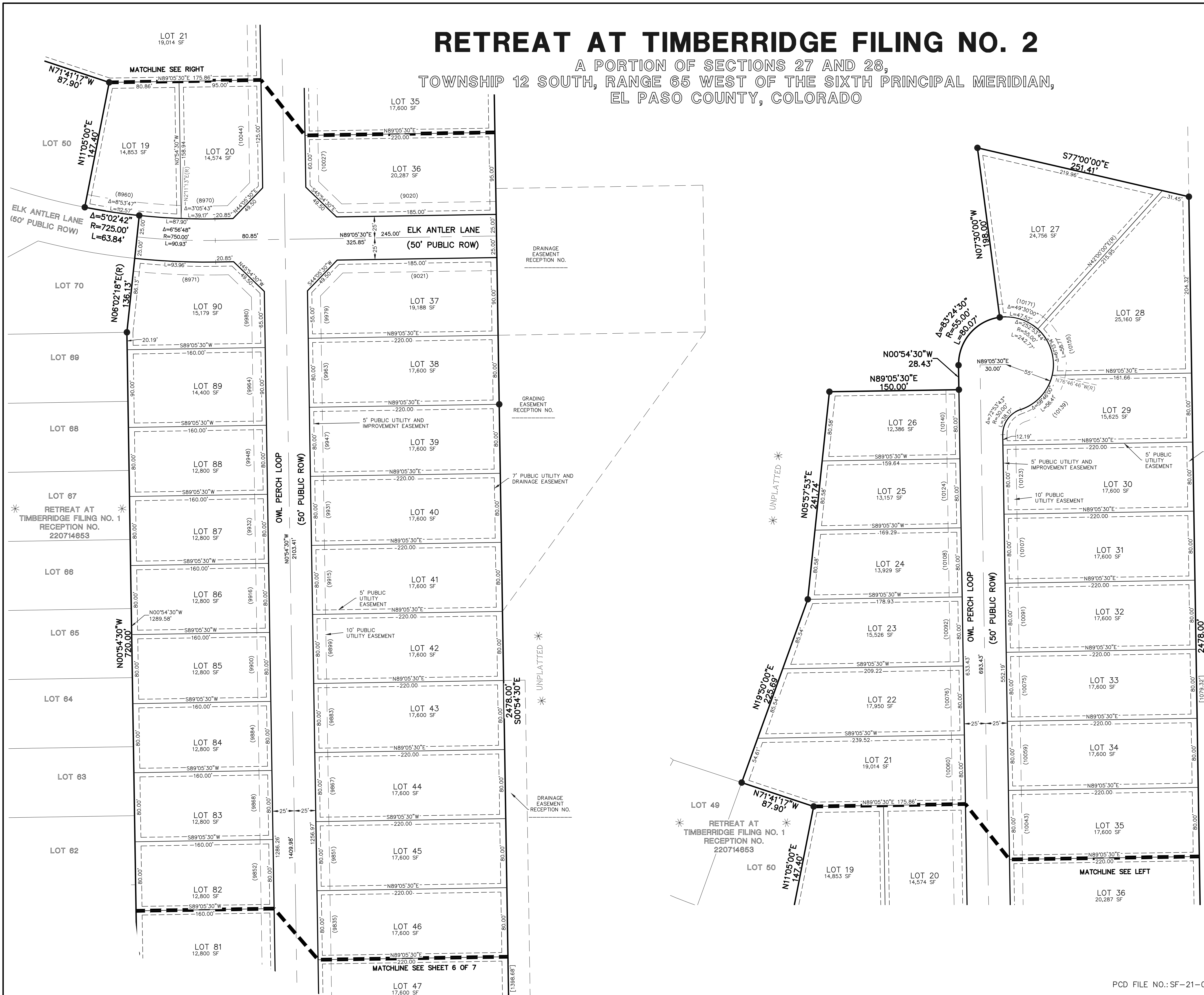
RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 6 OF 7



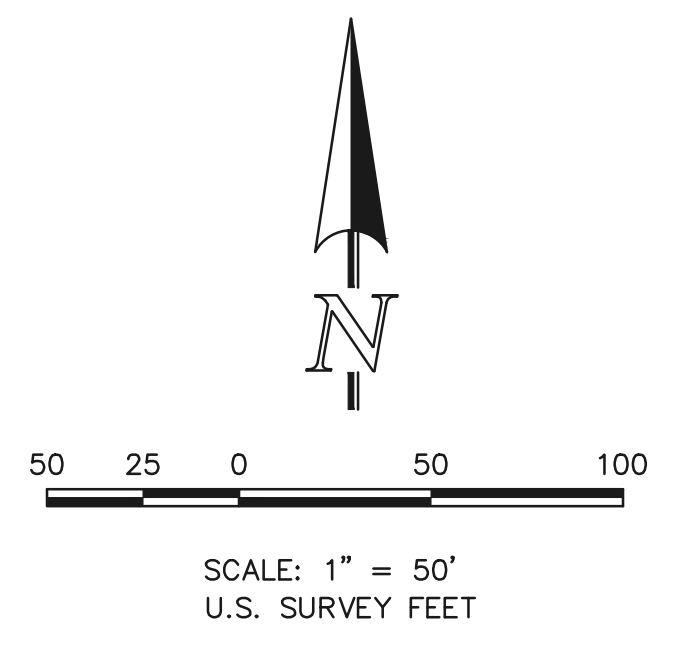
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RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



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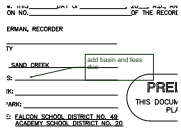


PRELIMINARY
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RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 7 OF 7

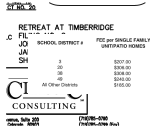


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Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/17/2022 10:19:29 AM
Status:
Color: ■
Layer:
Space:

add basin and fees due



Subject: Image
Page Label: 1
Author: dsdparsons
Date: 5/17/2022 10:17:52 AM
Status:
Color: ■
Layer:
Space:

dsdrice (1)



Subject: Text Box
Page Label: 1
Author: dsdrice
Date: 4/25/2022 3:18:33 PM
Status:
Color: ■
Layer:
Space:

Lots 2.5 acres and larger shall be limited to a maximum of 10% impervious area.