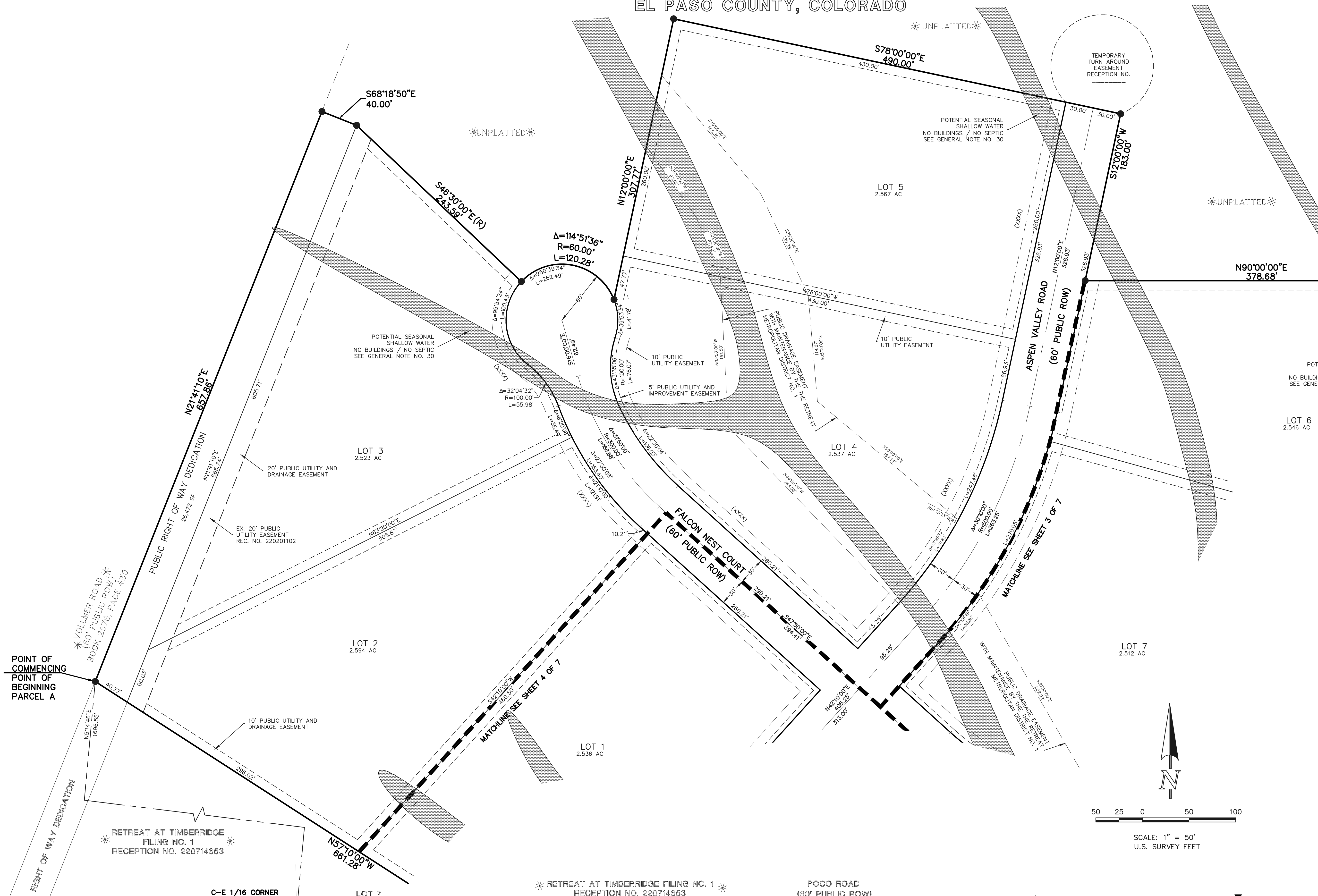
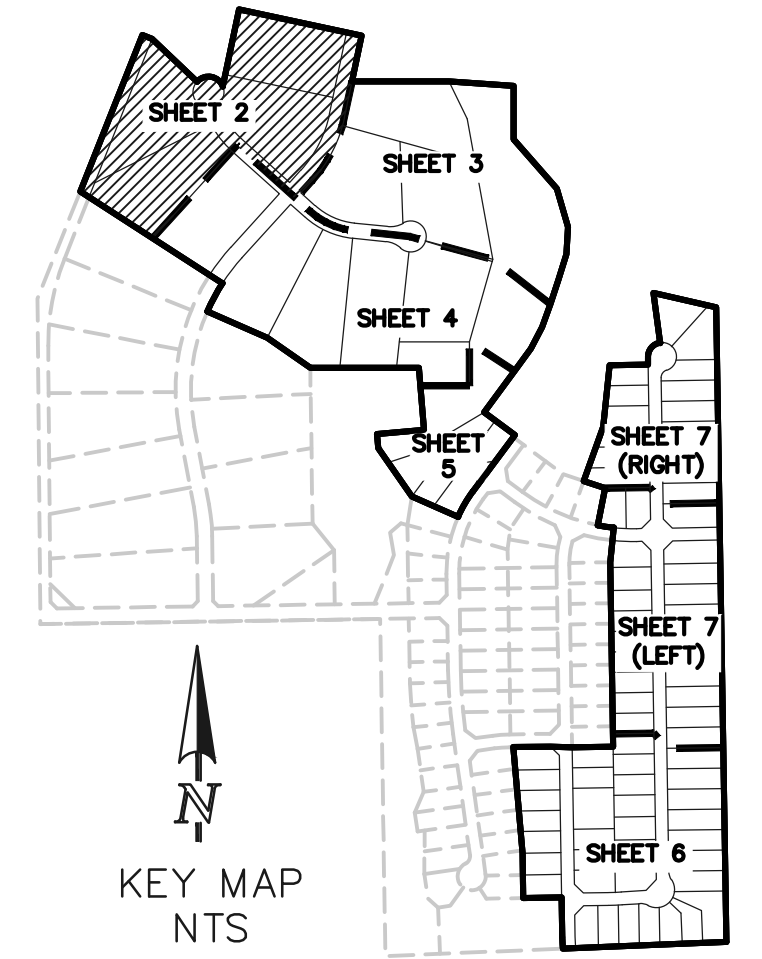




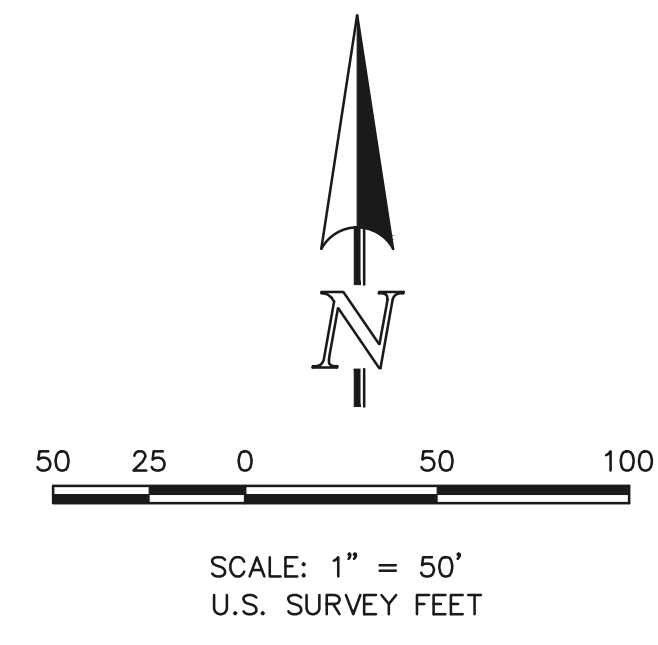


# RETREAT AT TIMBERRIDGE FILING NO. 2

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" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
  - \* NOT PART OF THIS SUBDIVISION
  - (XXXX) ADDRESS



**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

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



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903 (719)785-0790  
(719)785-0799 (Fax)

30' WITNESS CORNER  
E 1/4 CORNER  
SEC. 28, T12S, R65W  
FOUND 3-1/4" ALUMINUM CAP  
STAMPED "ESI PLS 10376, 2006"  
0.1' ABOVE GROUND

PCD FILE NO.: SF-21-021

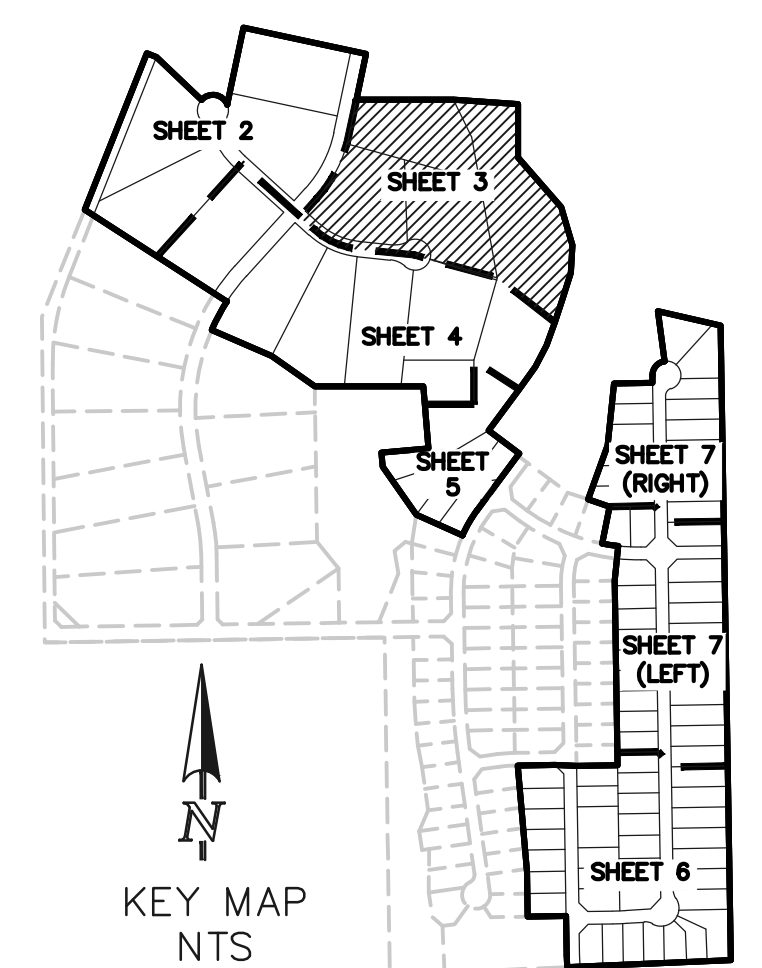
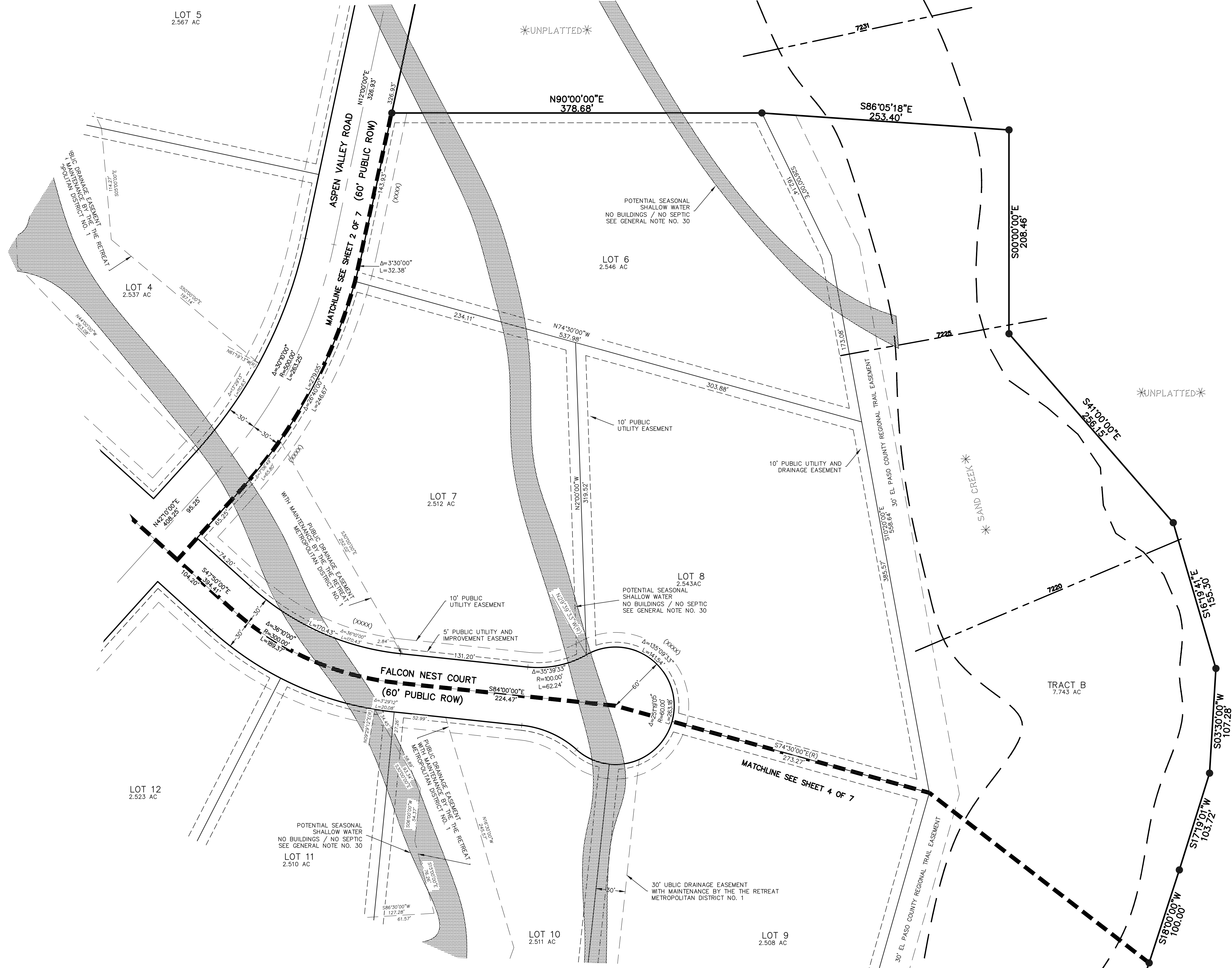
BASIS OF BEARINGS  
N89°08'28"E 1326.68'

C-E 1/16 CORNER  
SEC. 28, T12S, R65W  
FOUND 3-1/4" ALUMINUM CAP  
STAMPED "ESI PLS 10376, 2006"  
FLUSH WITH GROUND

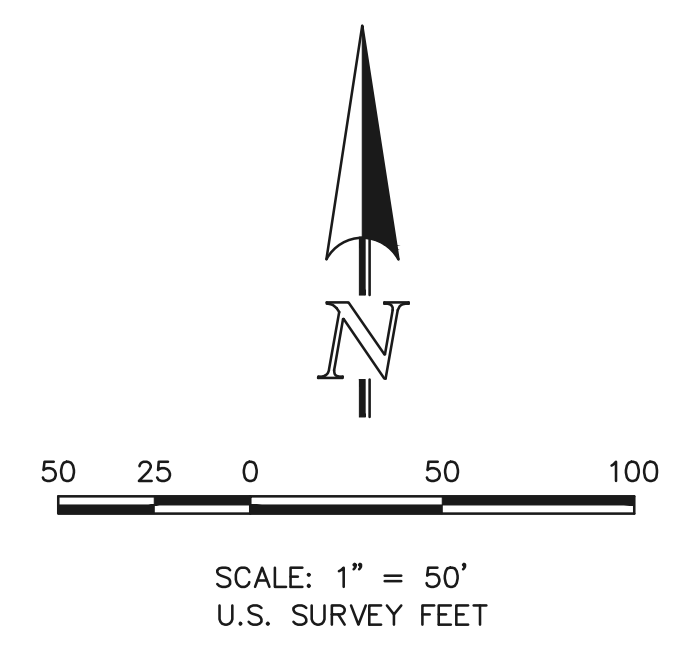
N:\118520\DRAWINGS\SRM\PLAT\118520-P2-P7 RE\M496-1\27\2022\_3:07:47 PM\_11

# 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" TO BE 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

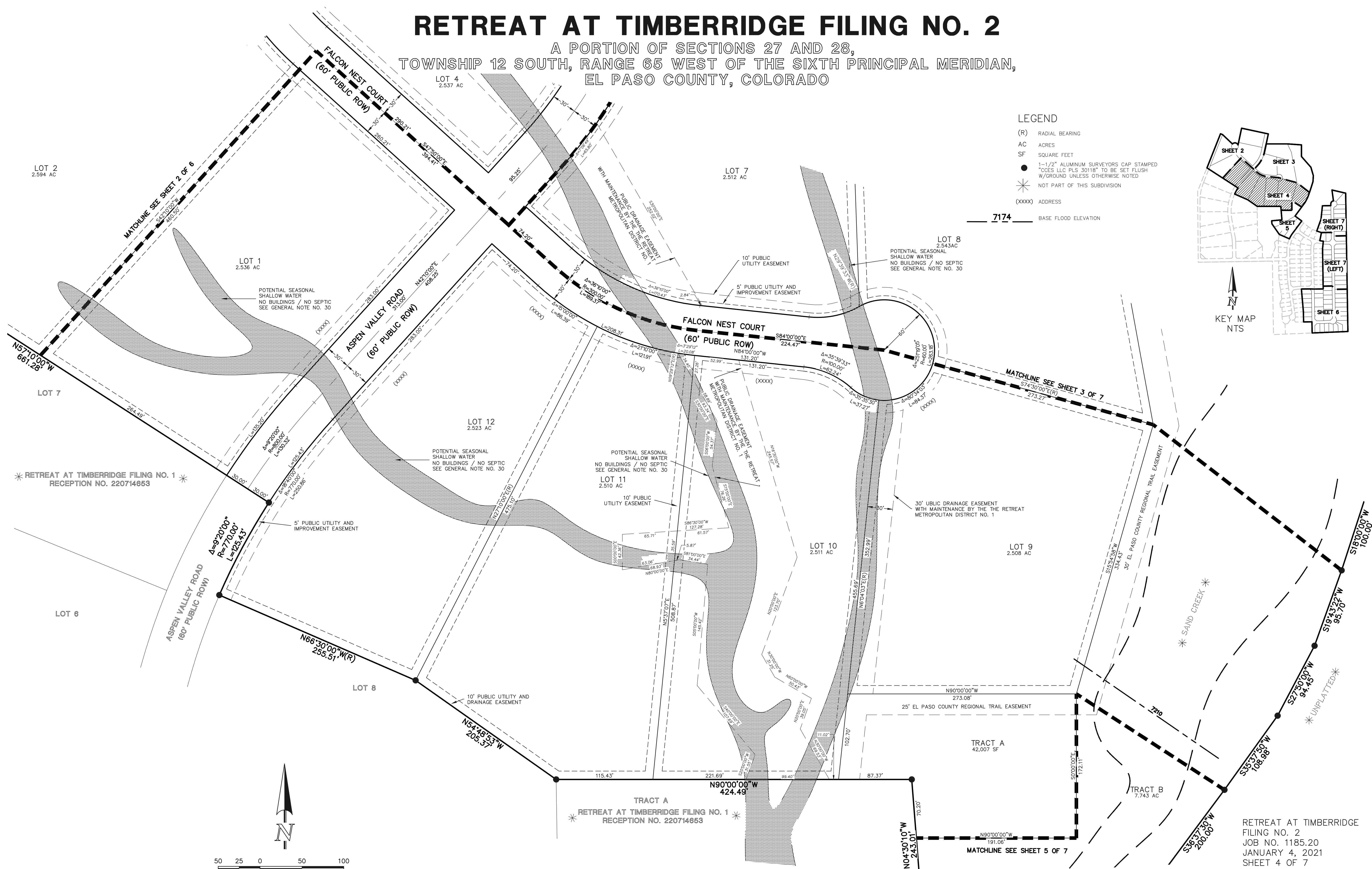


N:\118520\DRAWINGS\SURVE\PLAT\118520-P2-P7-REV.dwg, 1/27/2022, 3:08:02 PM, 1:1



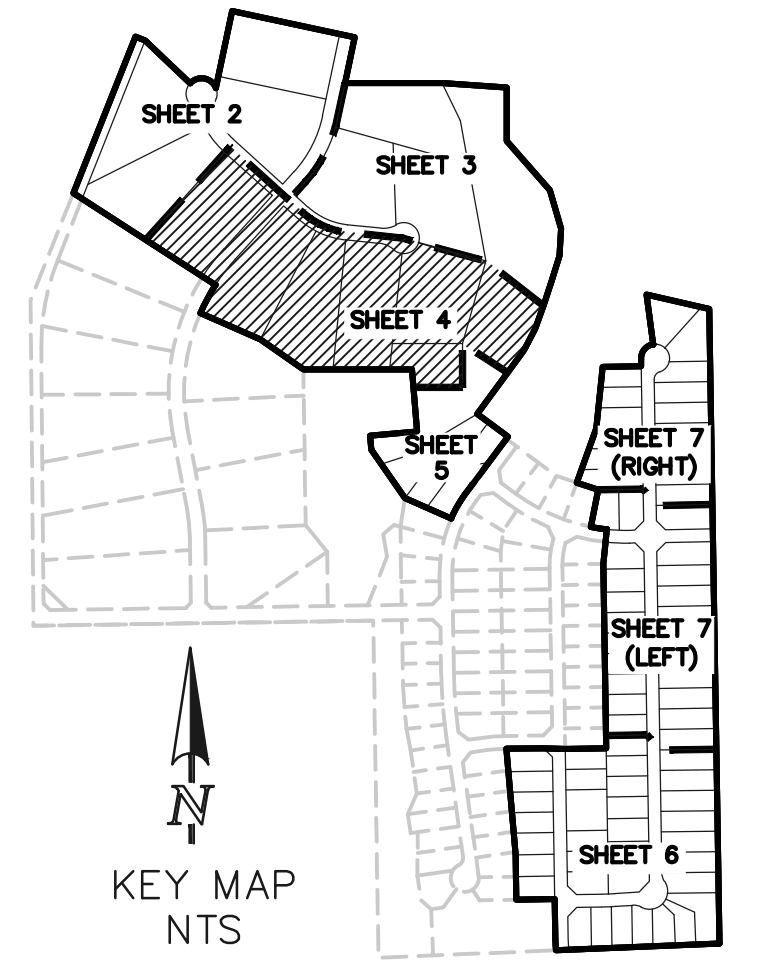
# RETREAT AT TIMBERRIDGE FILING NO. 2

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



### LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED  
"COES LLC PLS 30118" TO BE SET 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

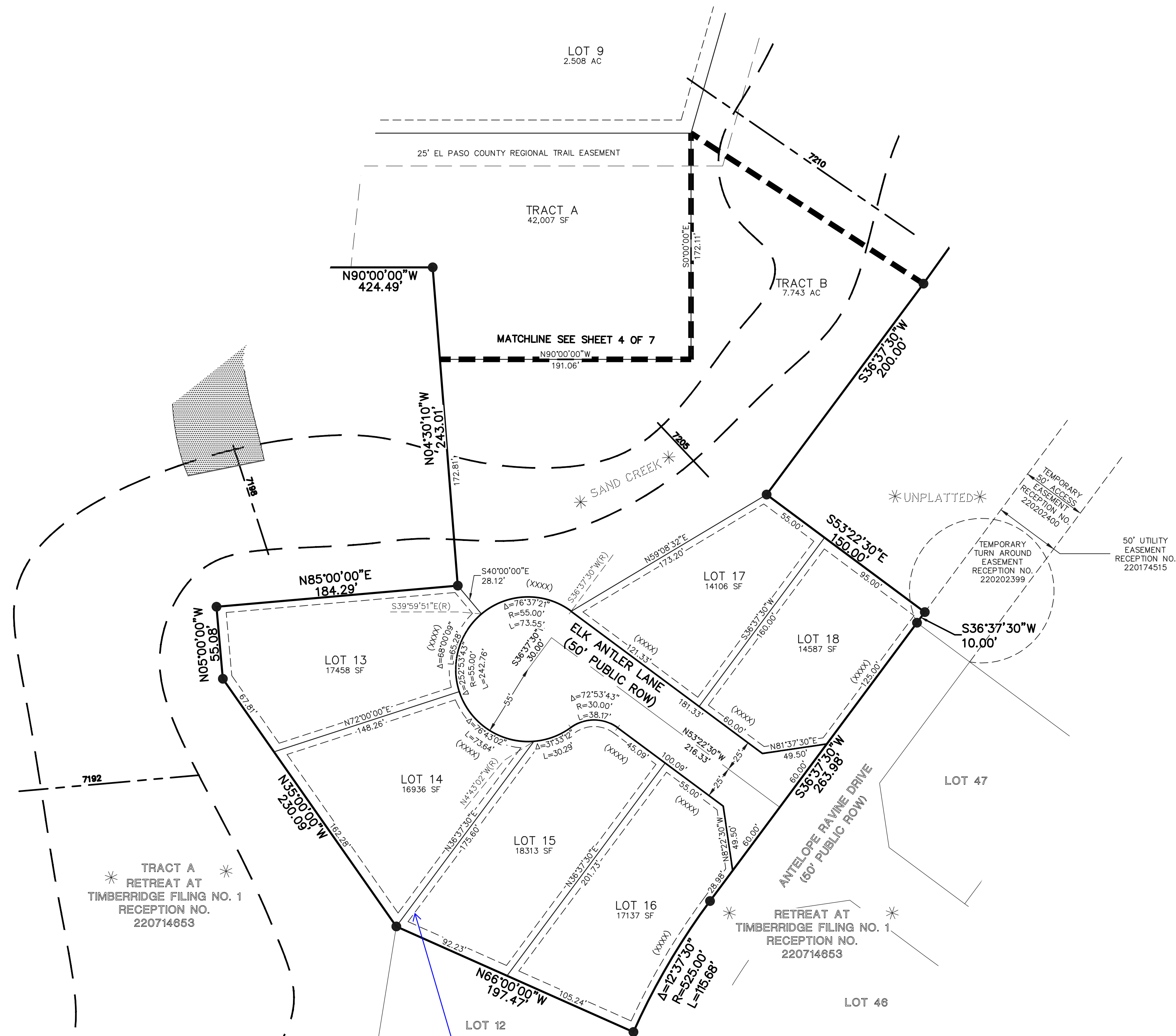
**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED



N:\118520\DRAWINGS\GIRME\PLAT\118520-P2-P7 REV.dwg - 1/27/2022 3:08:16 PM 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





# 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

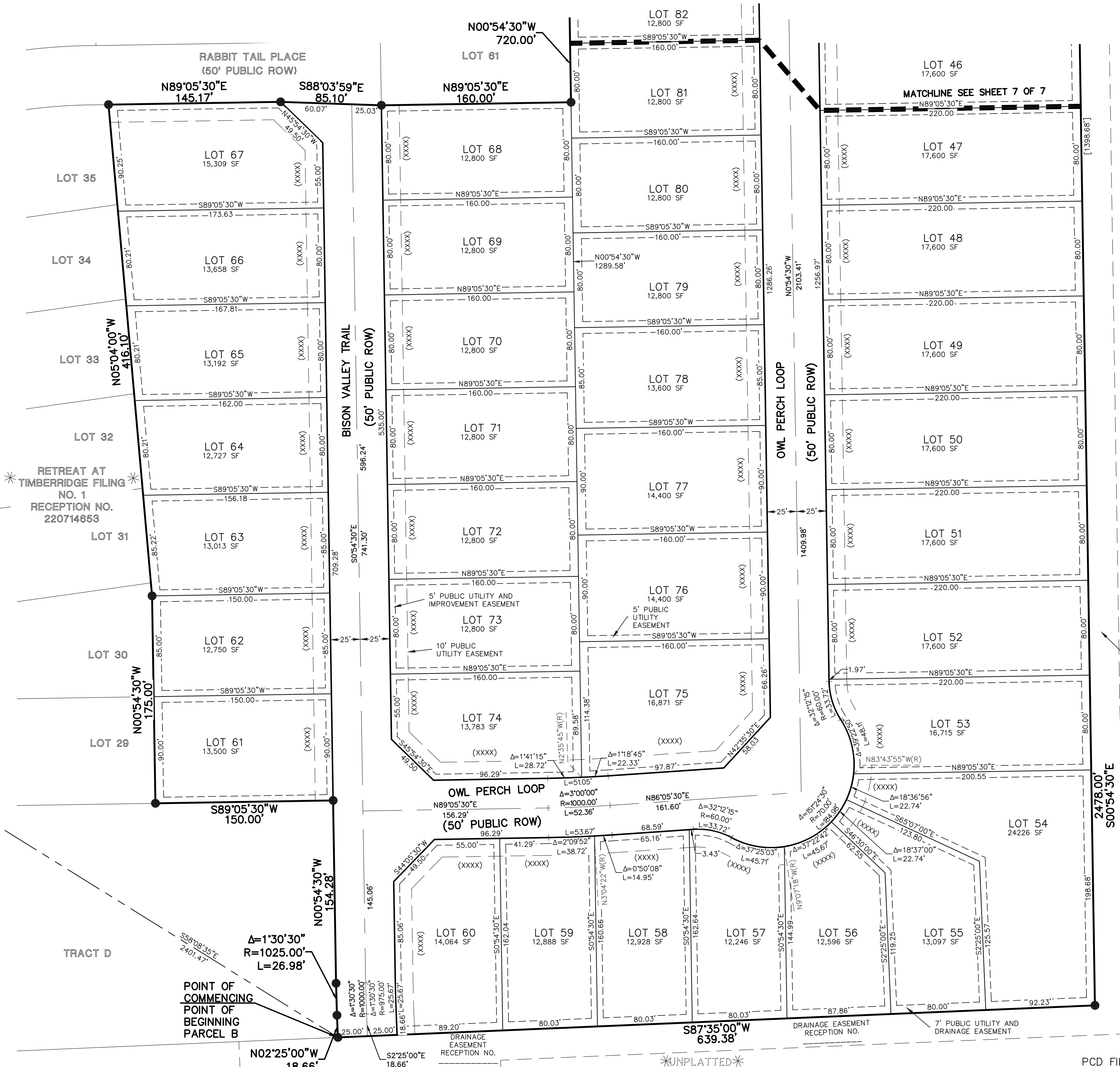
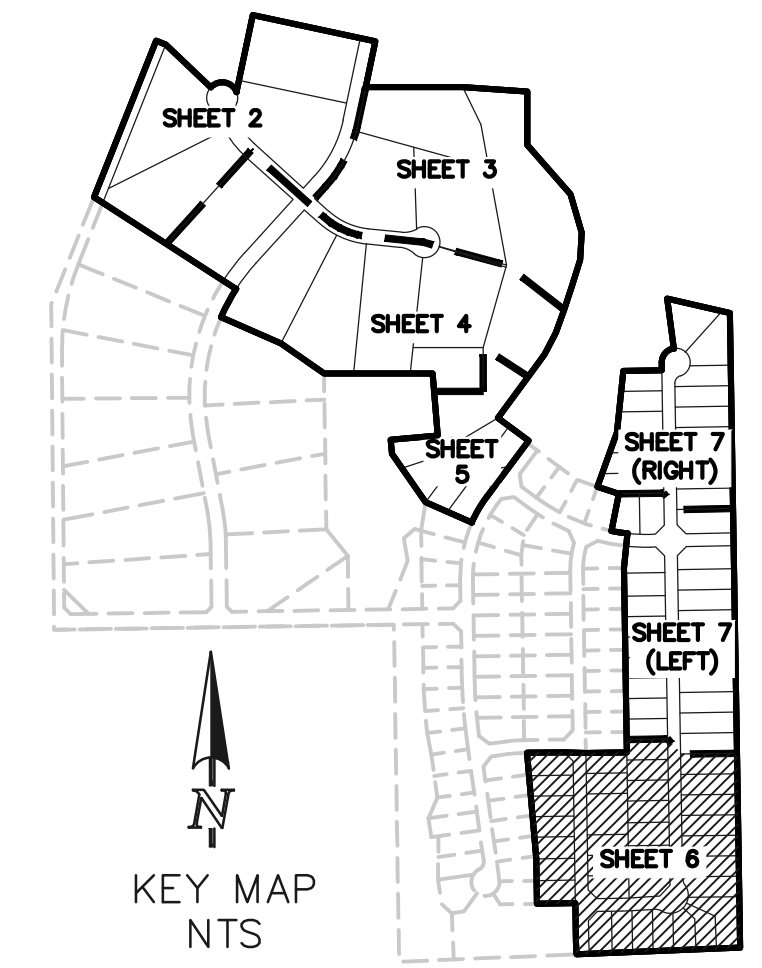
POGO ROAD  
(60' PUBLIC ROW)

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

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

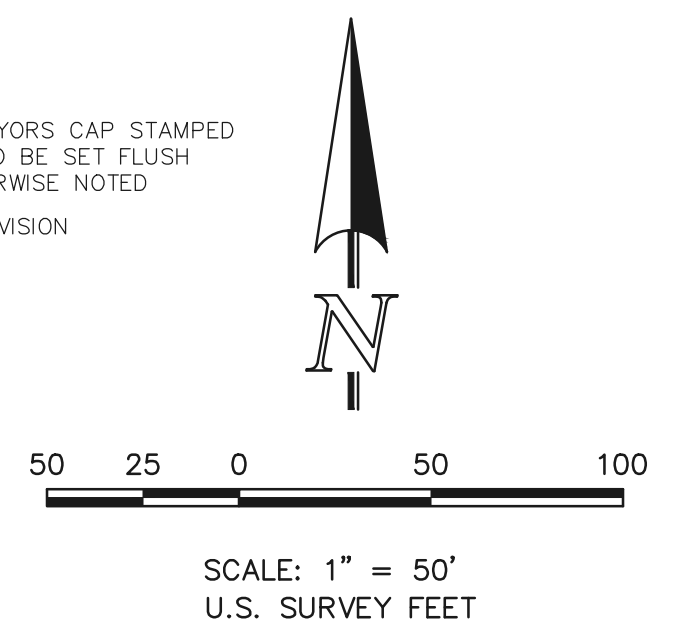
TRACT C

\*UNPLATTED\*



### LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CES LLC PLS 30118" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
- \* NOT PART OF THIS SUBDIVISION
- (XXXX) ADDRESS
- AS NOTED RECOVERED



**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

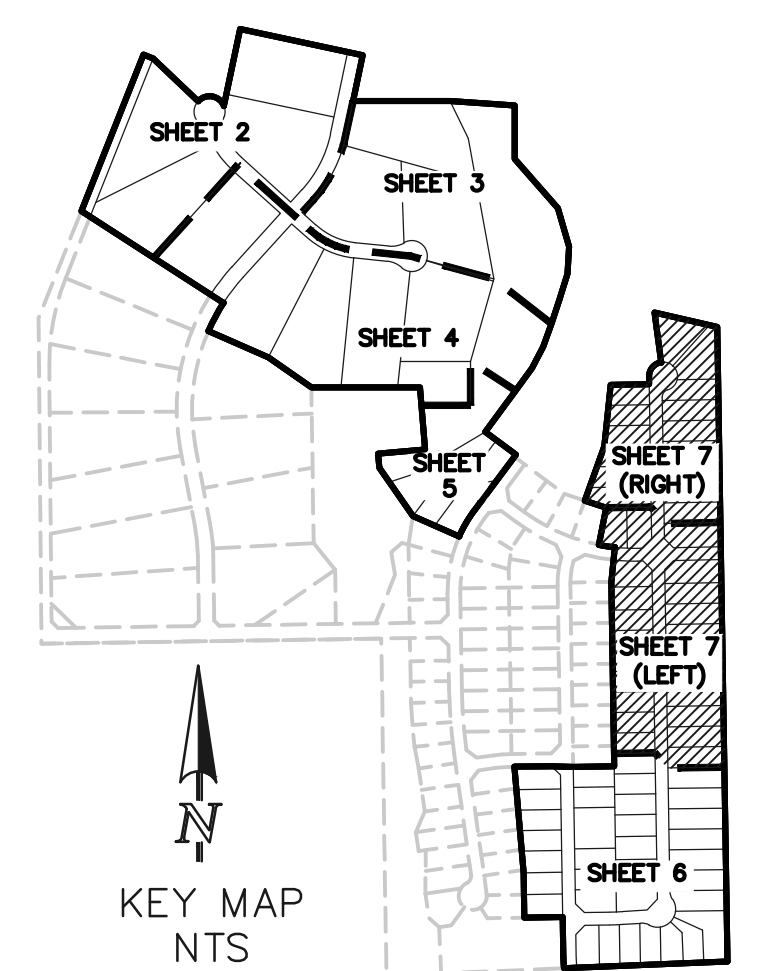
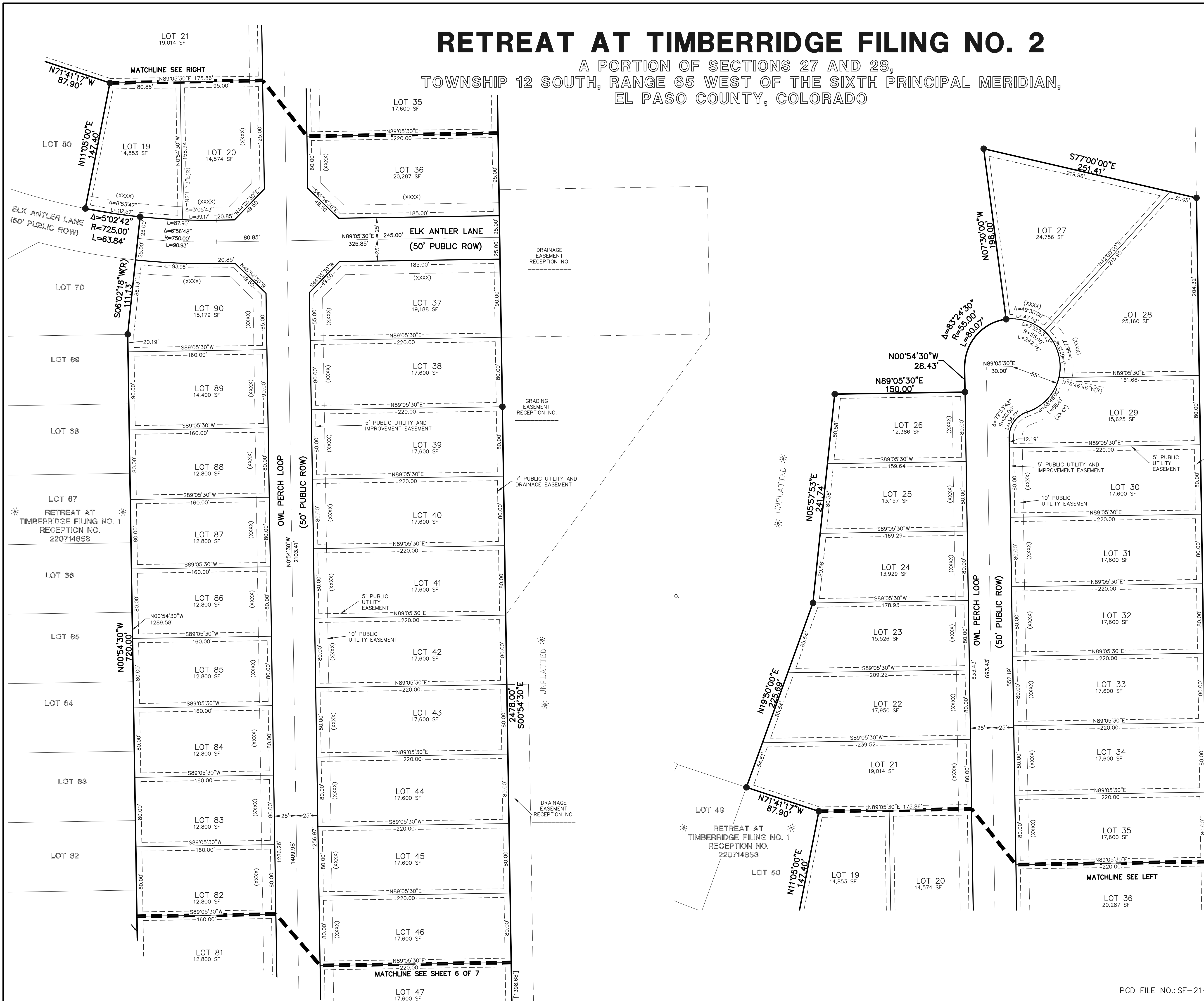
RETREAT AT TIMBERRIDGE  
FILING NO. 2  
JOB NO. 1185.20  
JANUARY 4, 2021  
SHEET 6 OF 7



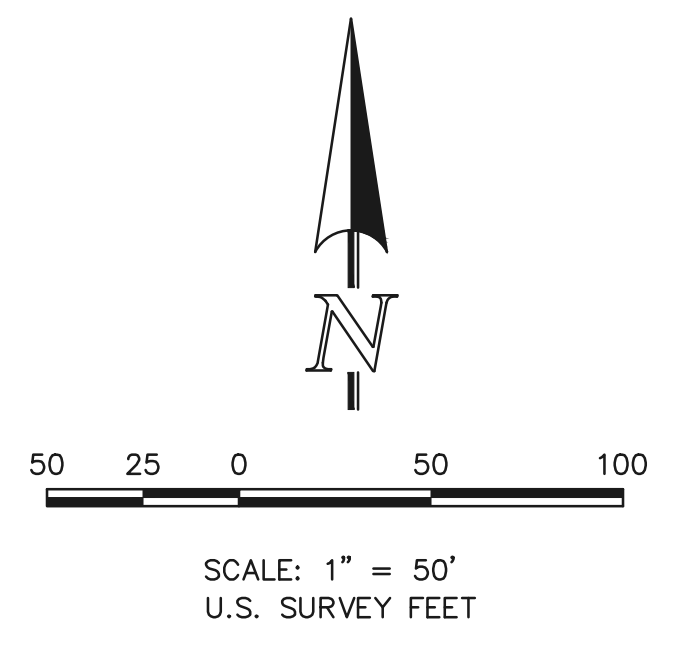
N:\118520\DRAWINGS\GIRME\PLAT\118520-P2-P7 RE\M49g-1/27/2022 3:08:49 PM 1:1

# 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



- LEGEND**
- (R) RADIAL BEARING
  - AC ACRES
  - SF SQUARE FEET
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
  - NOT PART OF THIS SUBDIVISION
  - \* UNPLATTED \*
  - (XXXX) ADDRESS



**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

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



N:\118520\DRAWINGS\SRM\PLAT\118520-P2-P7-REM.dwg - 1/27/2022 3:09:05 PM 1:1