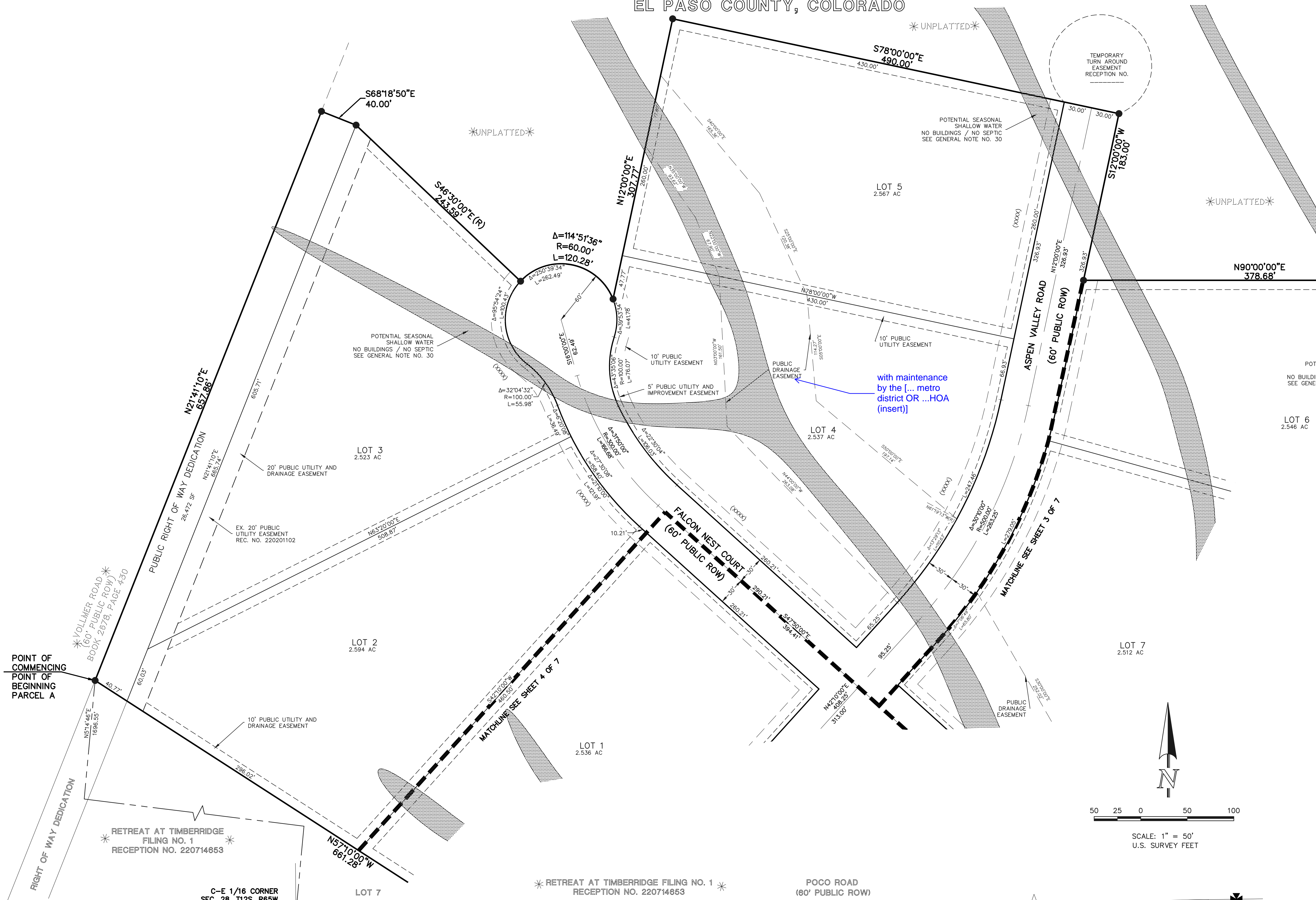
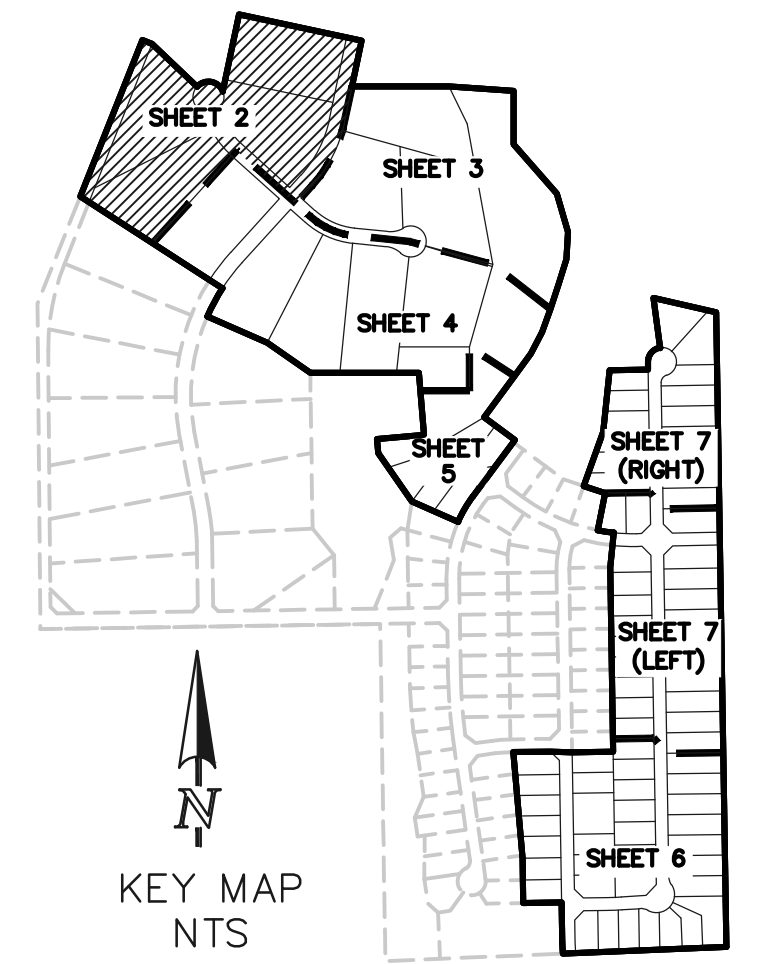


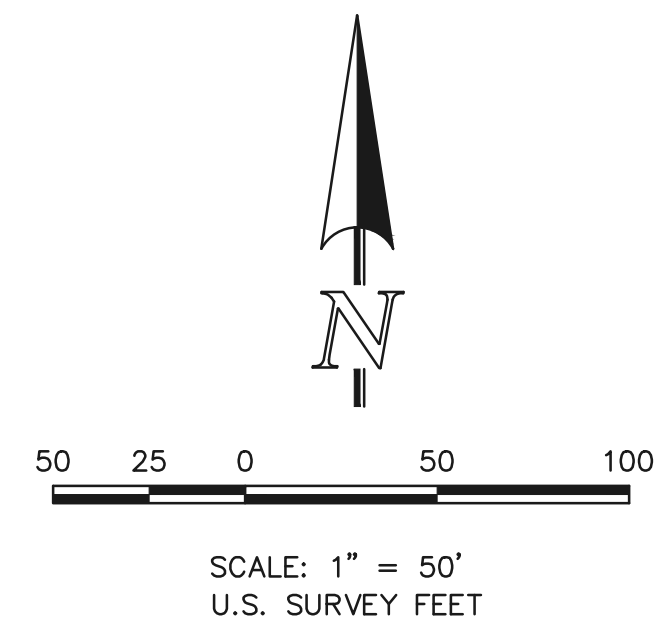


# RETREAT AT TIMBERRIDGE FILING NO. 2

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)

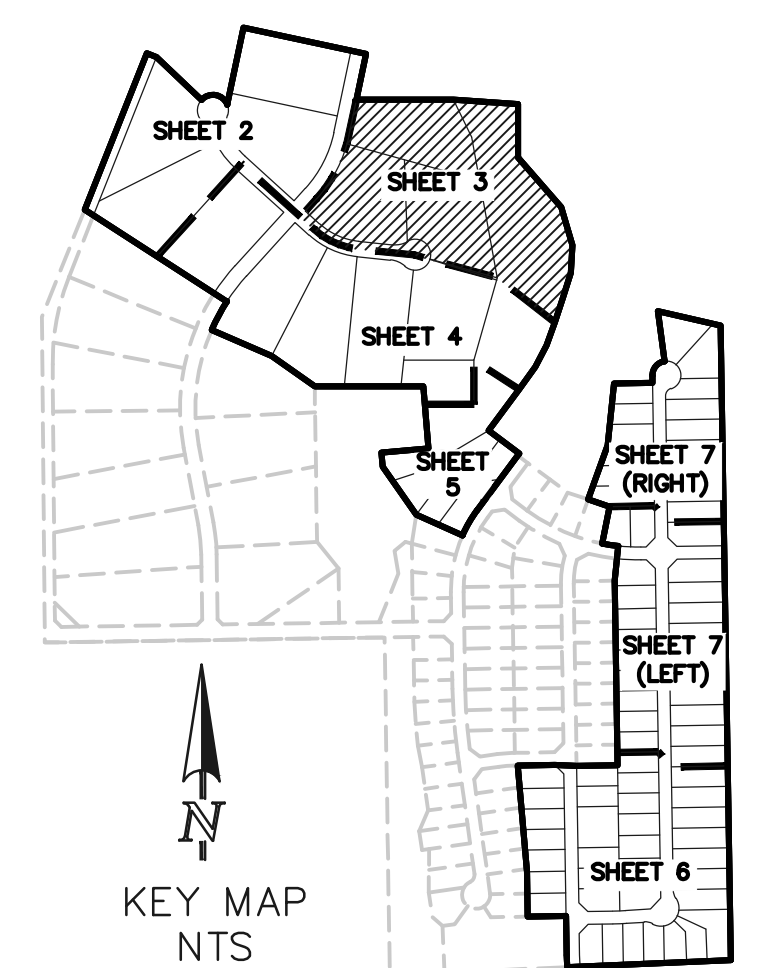
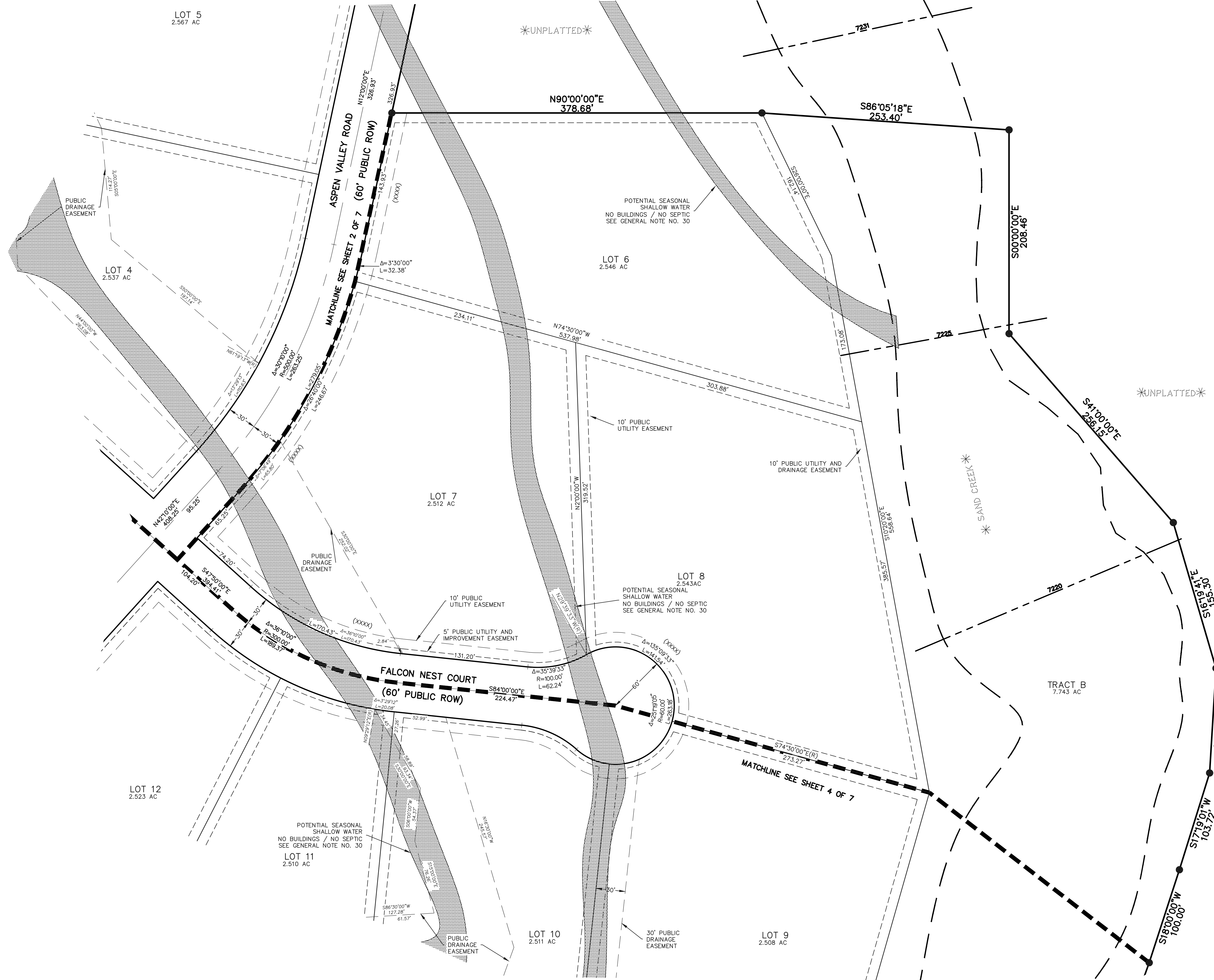
30" WITNESS CORNER  
E 1/4 CORNER  
SEC. 28, T12S, R65W  
FOUND 3-1/4" ALUMINUM CAP  
STAMPED "ESI PLS 10376, 2006"  
0.1' ABOVE GROUND

PCDD FILE NO.: SF-21-021

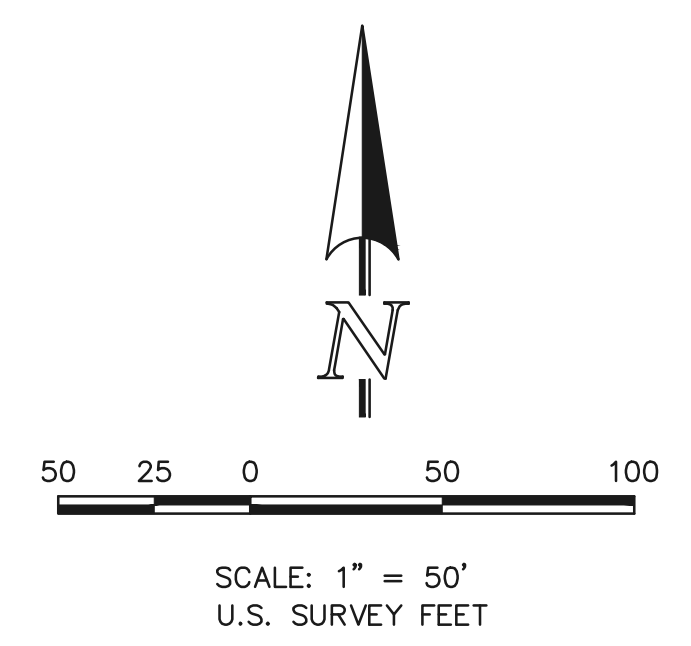
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# RETREAT AT TIMBERRIDGE FILING NO. 2

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



- LEGEND**
- (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**  
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PLAT CHECKED

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



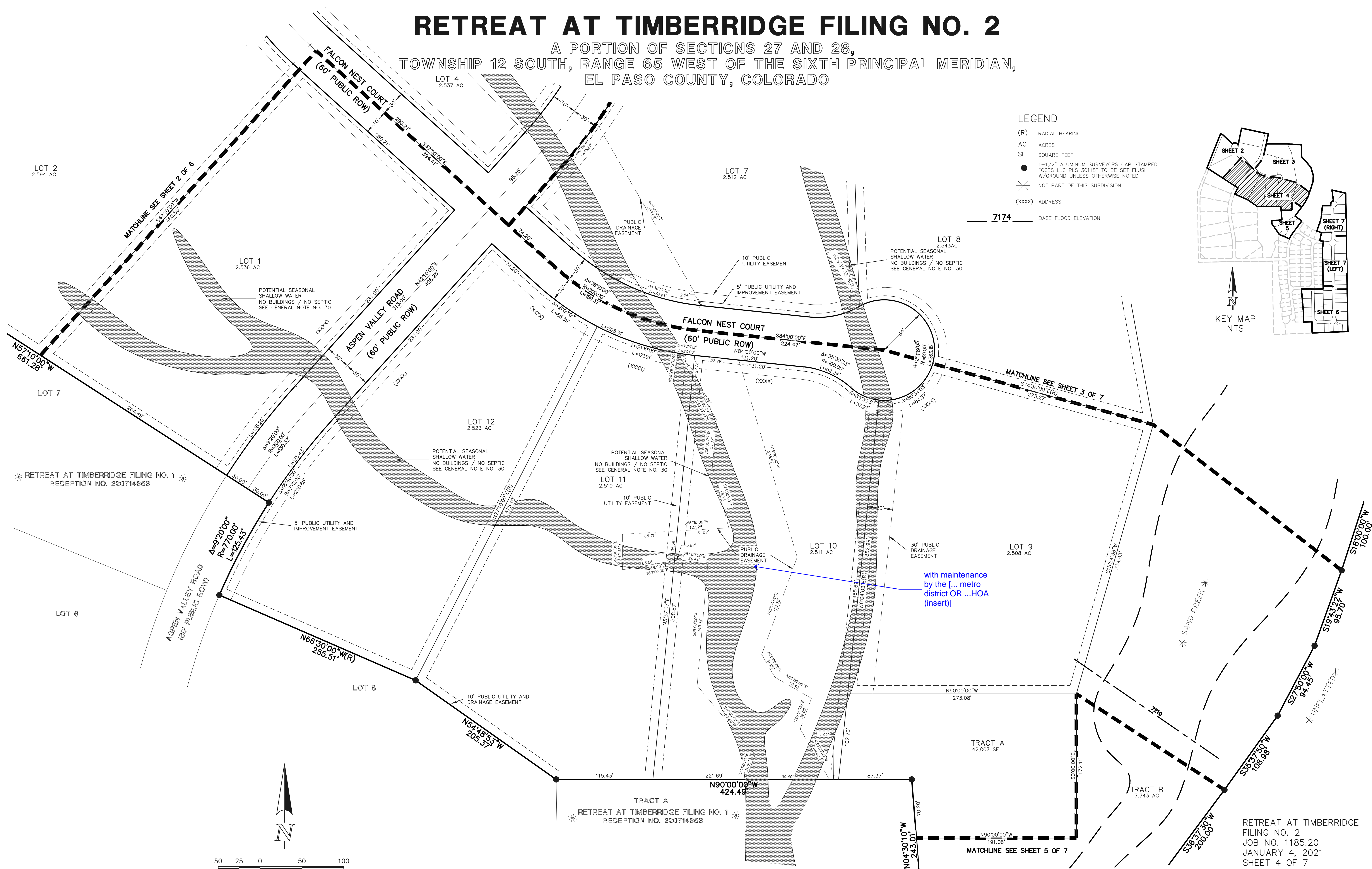
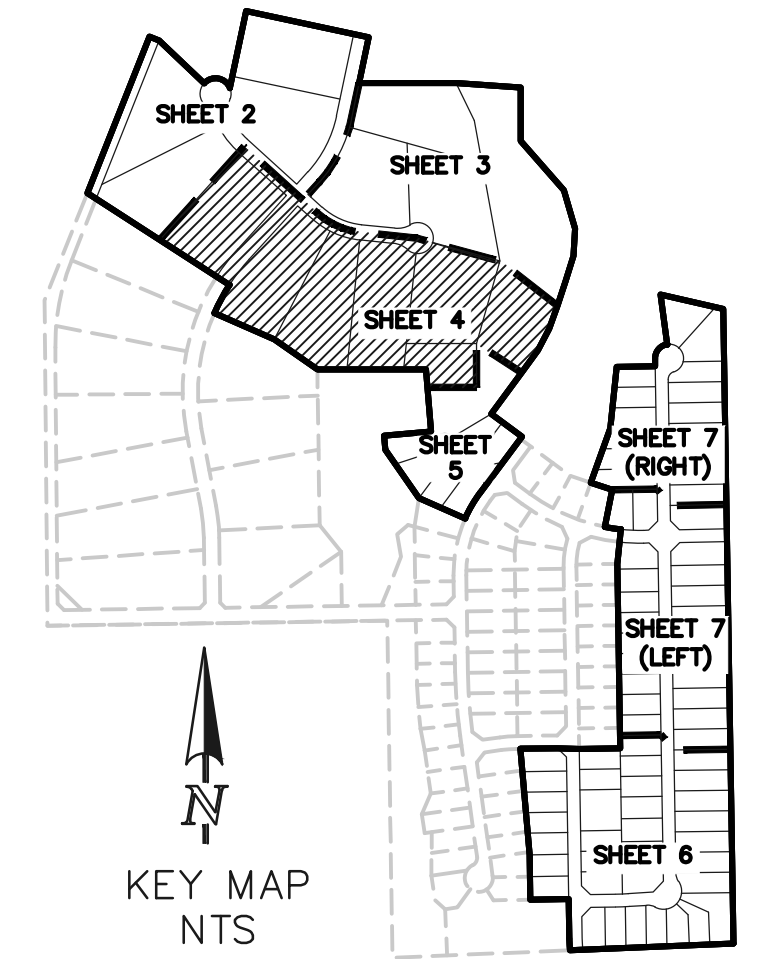
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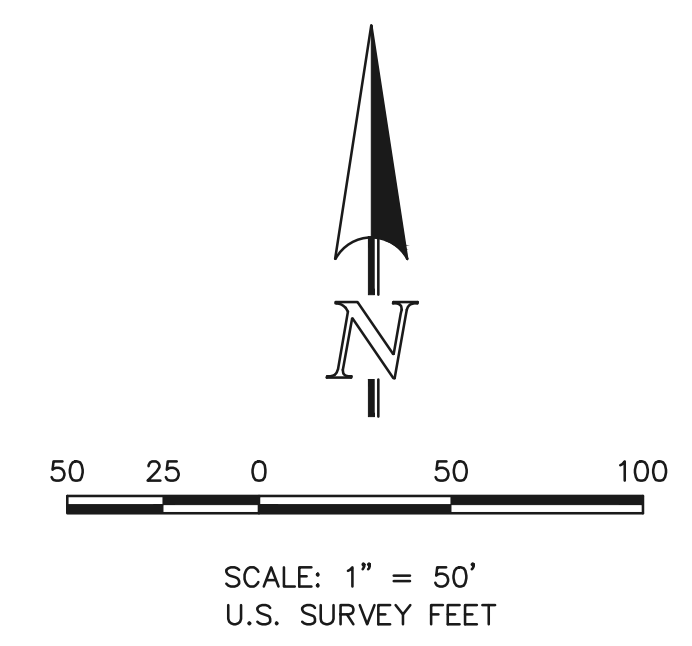
A PORTION OF SECTIONS 27 AND 28,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

## 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



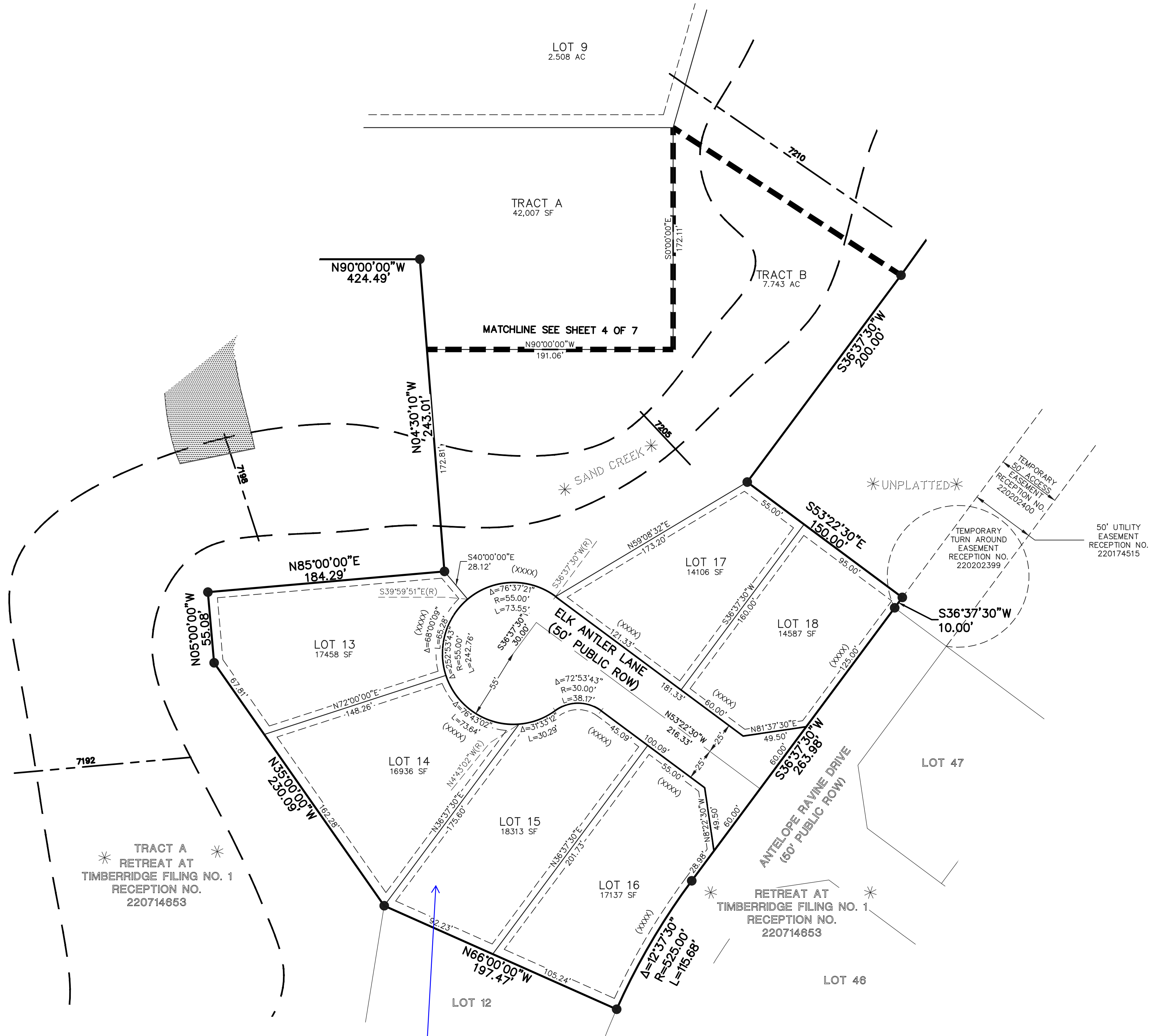
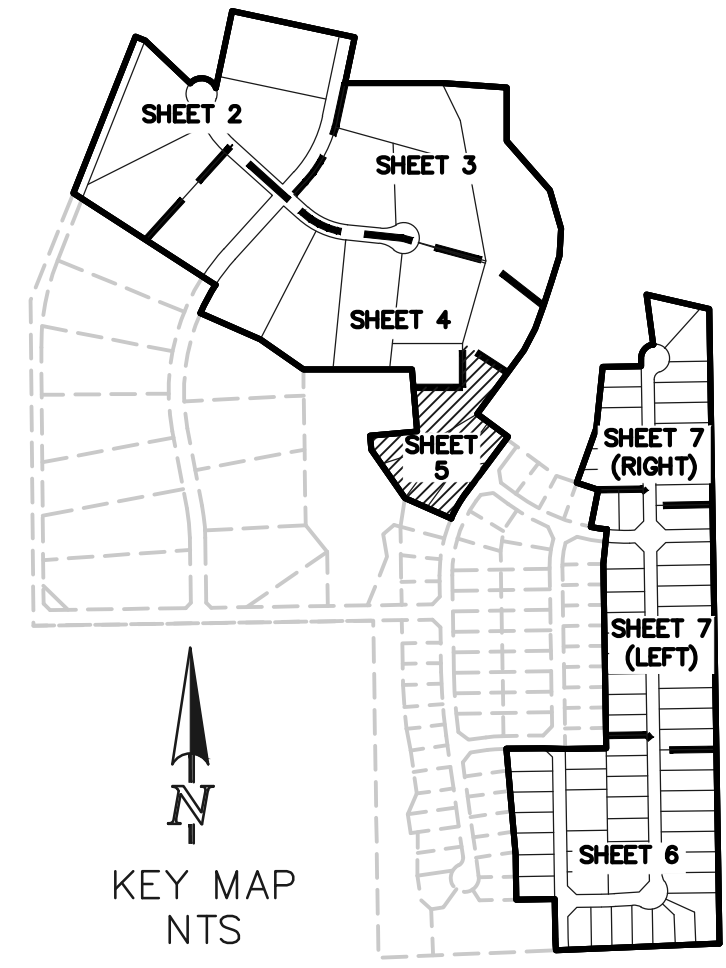
**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED



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

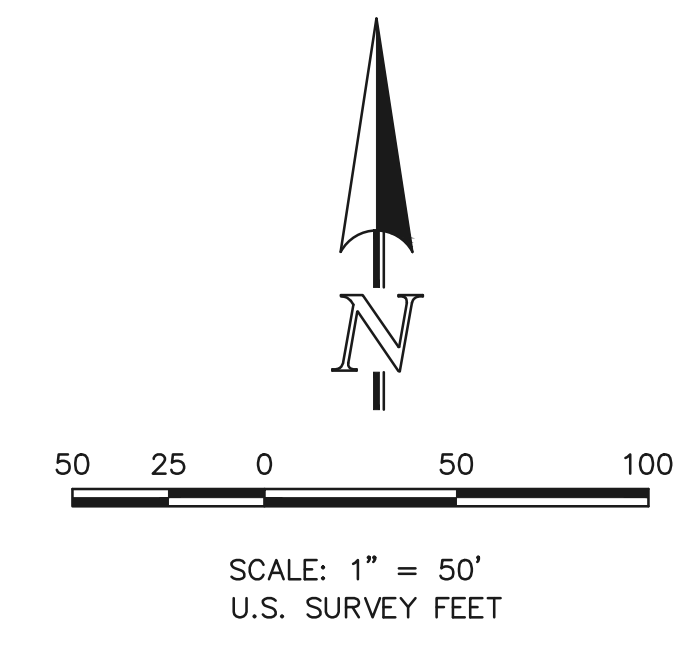
# RETREAT AT TIMBERRIDGE FILING NO. 2

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 PLUS 30118" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
- ✳ NOT PART OF THIS SUBDIVISION
- (XXXX) ADDRESS
- 7174 BASE FLOOD ELEVATION



**PRELIMINARY**  
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RETREAT AT TIMBERRIDGE  
 FILING NO. 2  
 JOB NO. 1185.20  
 JANUARY 4, 2021  
 SHEET 5 OF 7



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

RETREAT AT  
 TIMBERRIDGE FILING NO. 1  
 RECEPTION NO.  
 220714653

Provide no-build  
 area on Lots 13-16  
 per WQ plan

N:\118520\DRAWINGS\SURVEY\PLAT\118520-P2-P7 REV.dwg, 10/16/2021 4:50:49 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

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

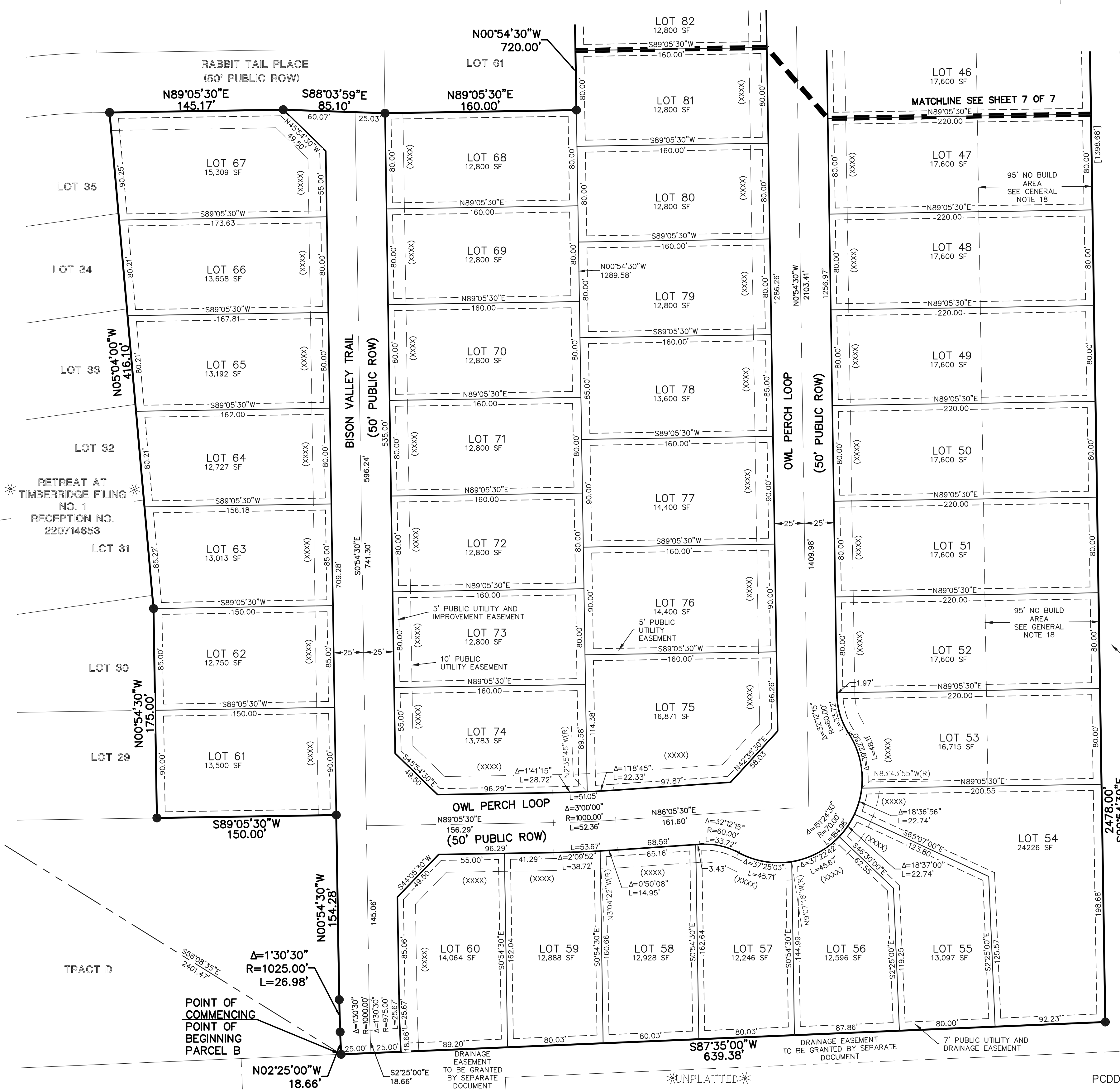
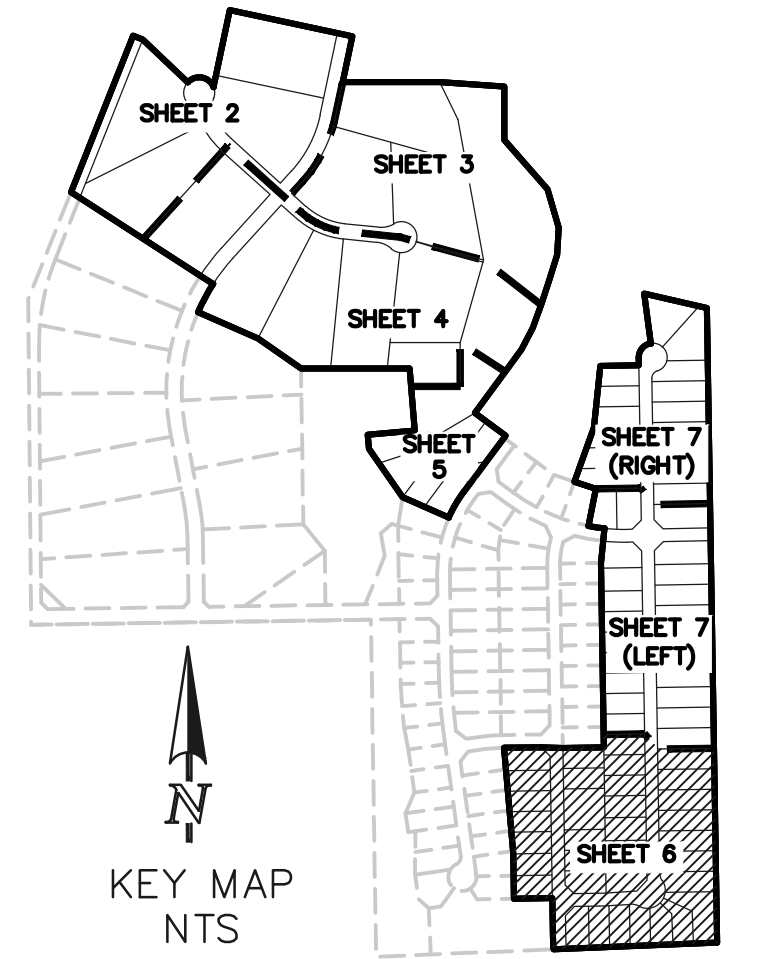
POGO ROAD  
(60' PUBLIC ROW)

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

\*UNPLATTED\*

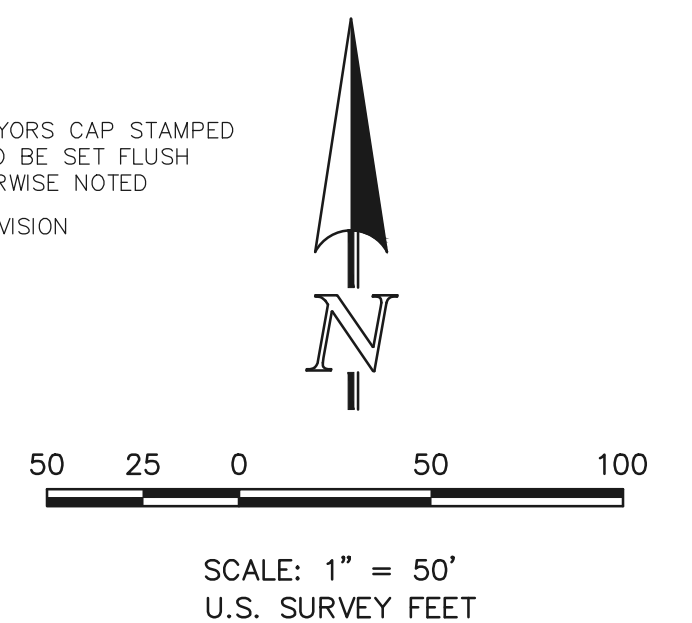
30' WITNESS CORNER  
E 1/4 CORNER  
SEC. 28, T12S, R65W  
FOUND 3-1/4" ALUMINUM CAP  
STAMPED "ESI PLS 10376, 2008"  
0.1' ABOVE GROUND

TRACT C



### LEGEND

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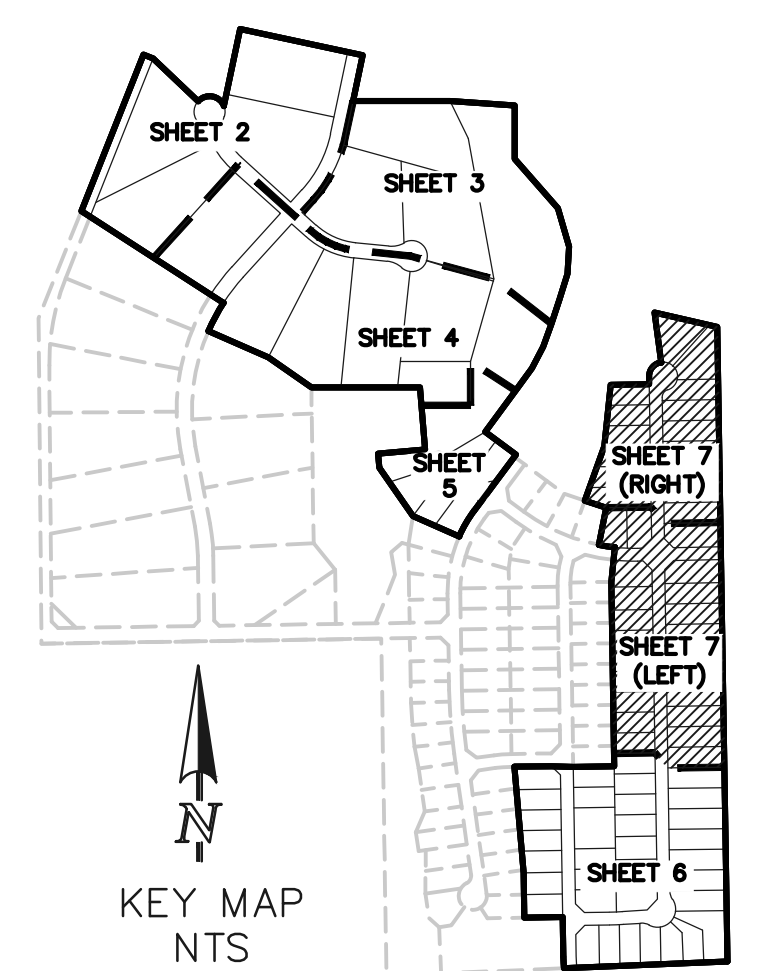
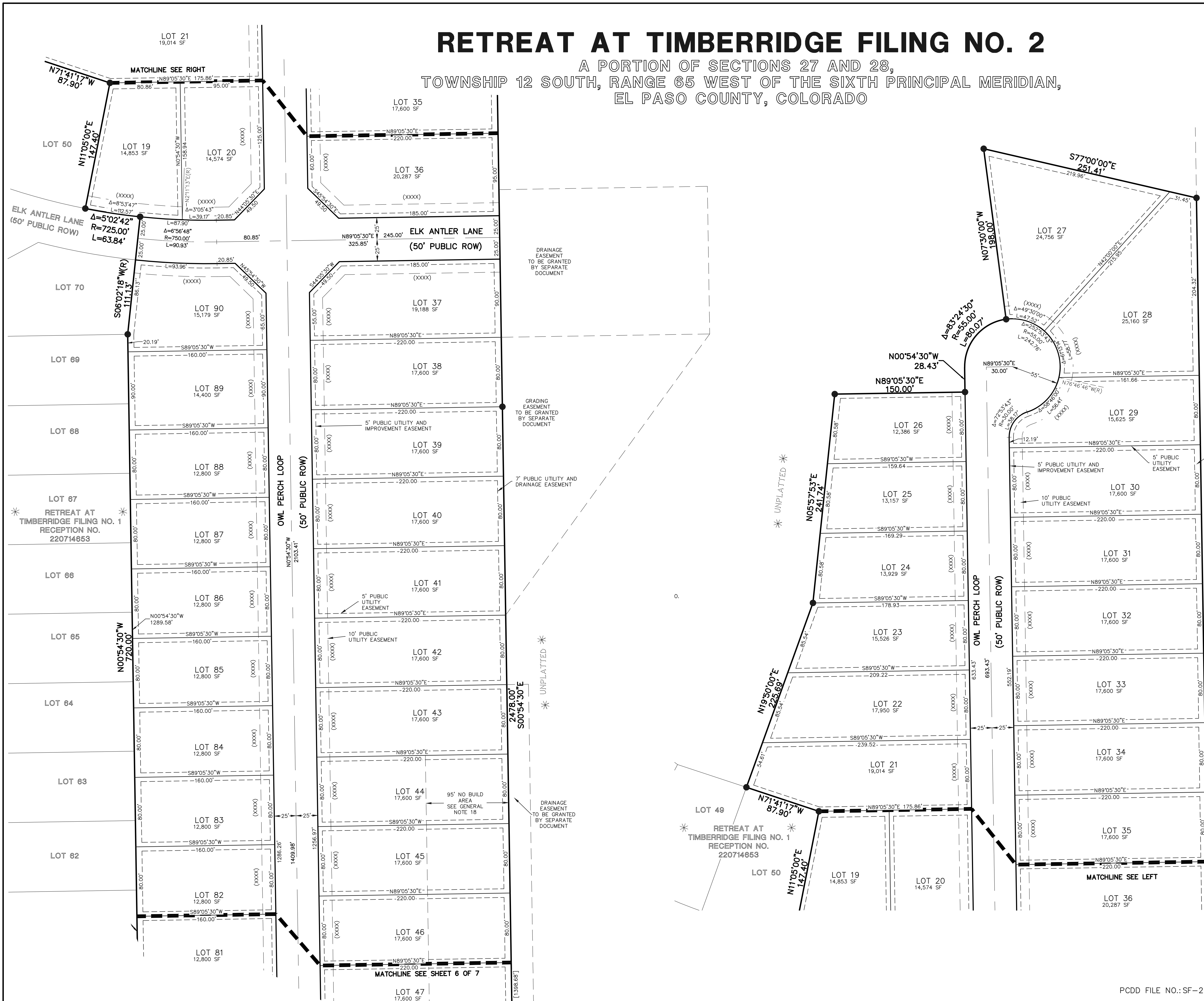
RETREAT AT TIMBERRIDGE  
FILING NO. 2  
JOB NO. 1185.20  
JANUARY 4, 2021  
SHEET 6 OF 7



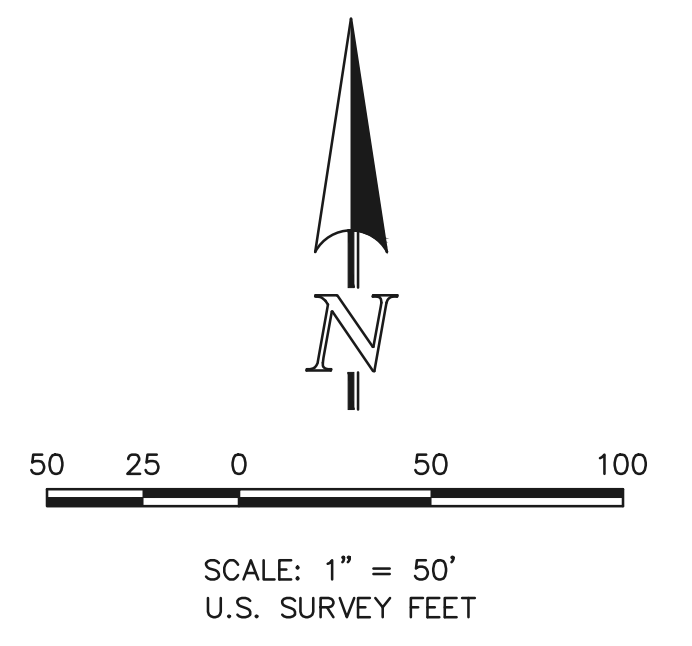
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# RETREAT AT TIMBERRIDGE FILING NO. 2

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



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



N:\118520\DRAWINGS\GIRME\PLAT\118520-P2-P7-RELA09-10/16/2021 4:51:24 PM 1:1