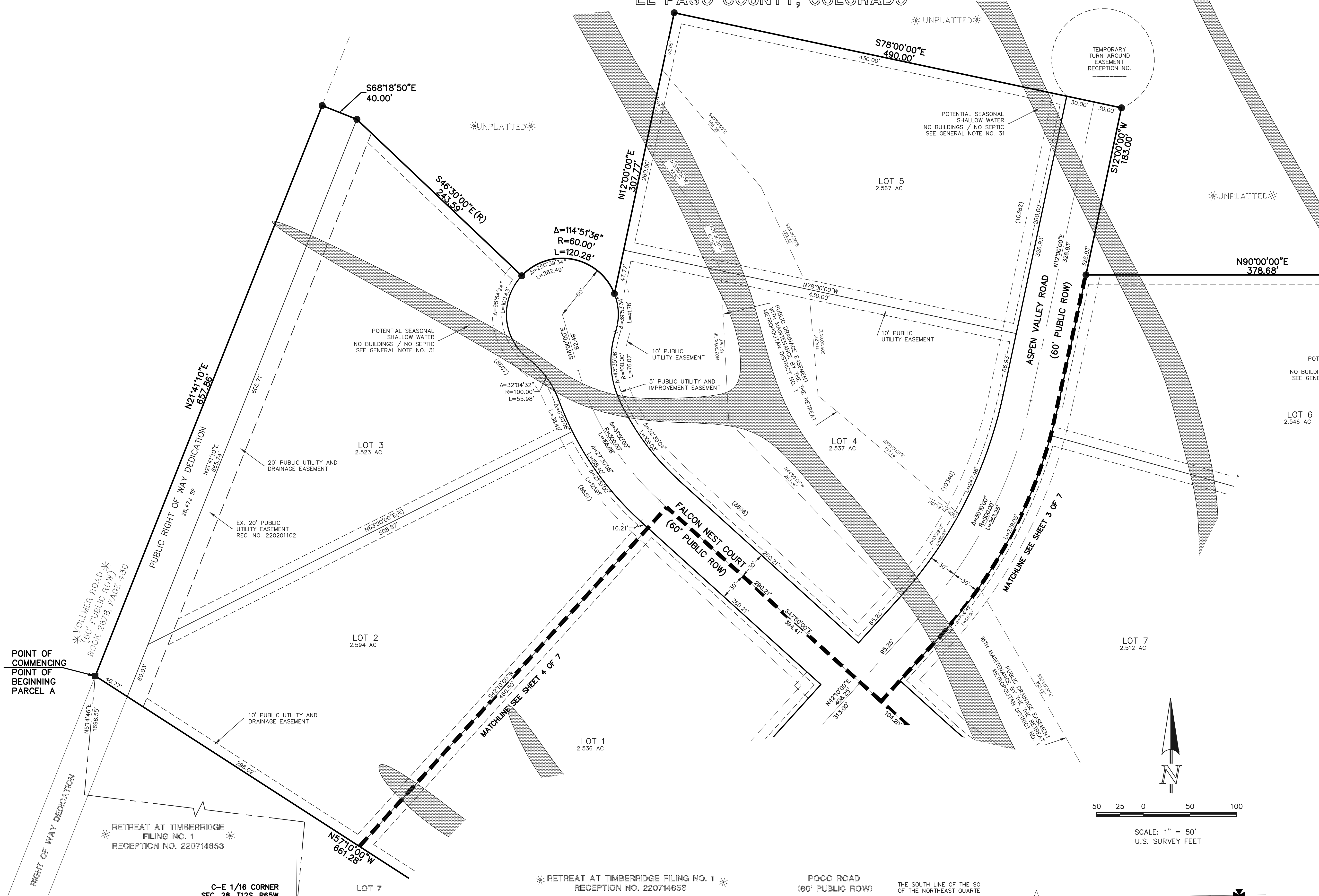
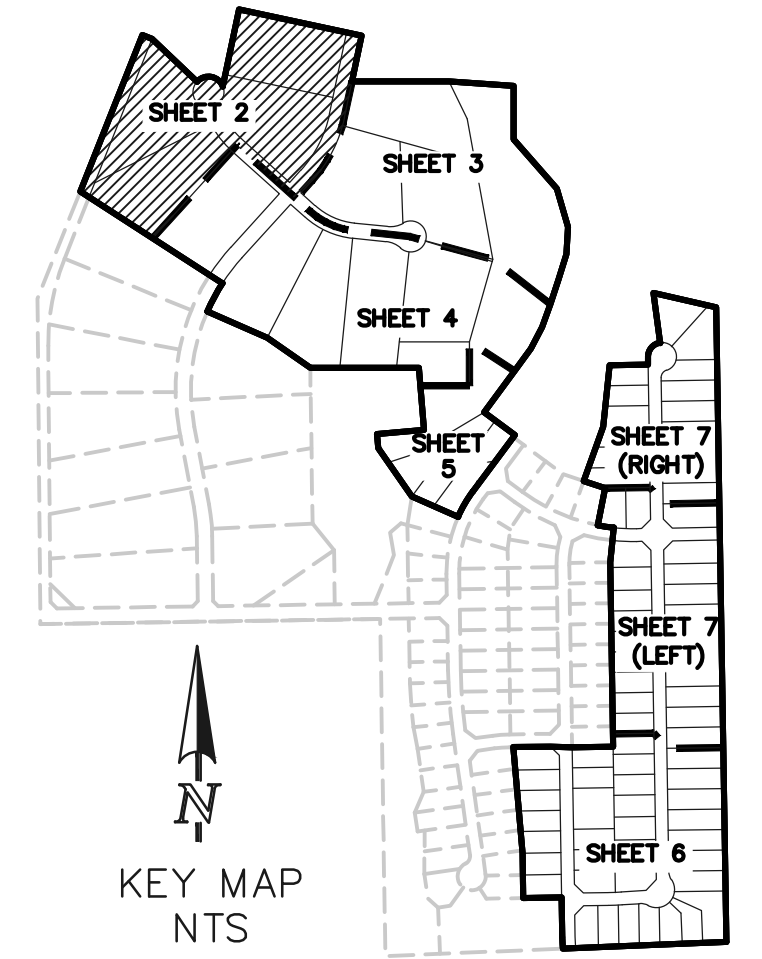
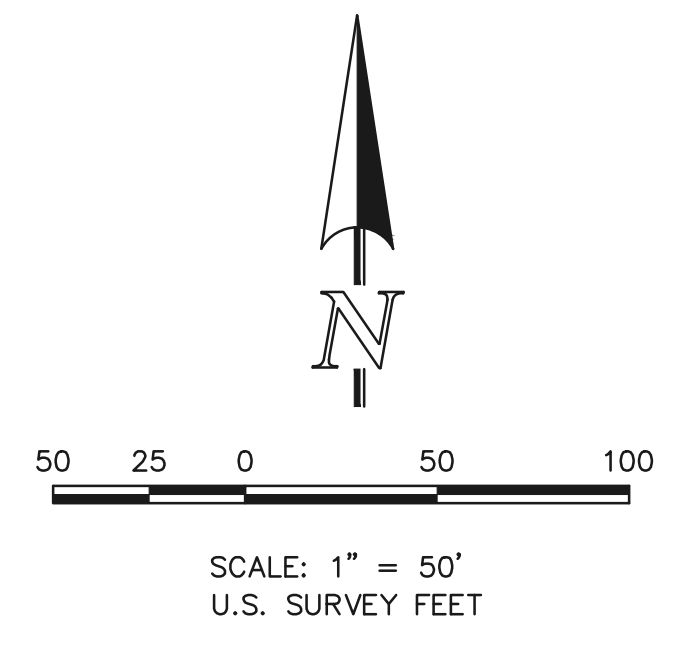


RETREAT AT TIMBERRIDGE FILING NO. 2

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



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)

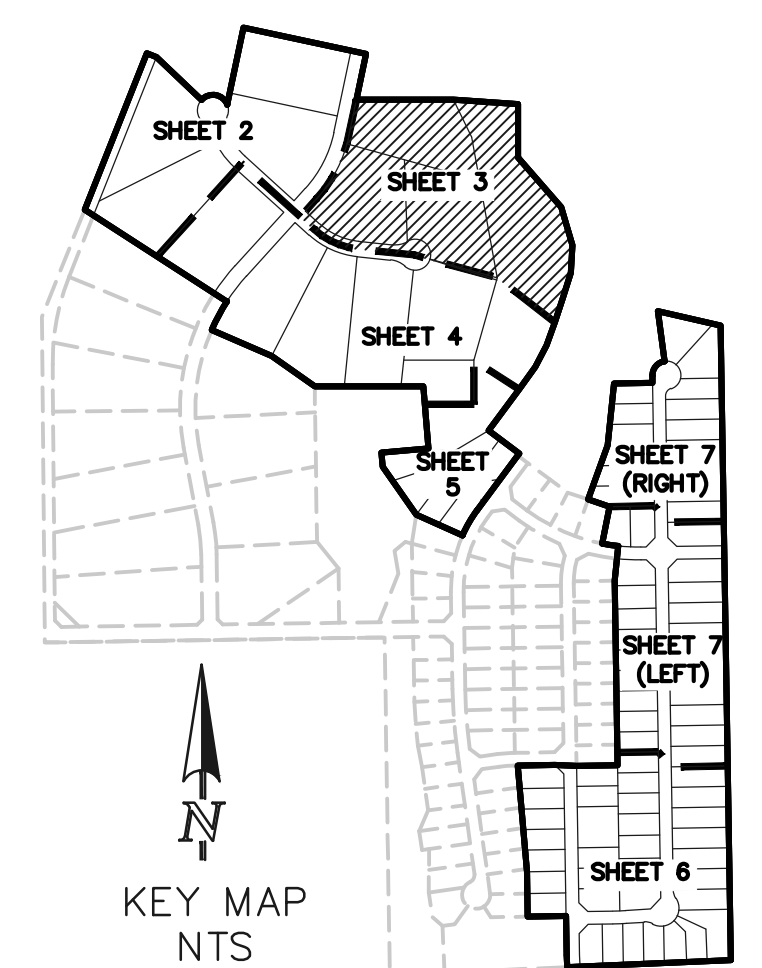
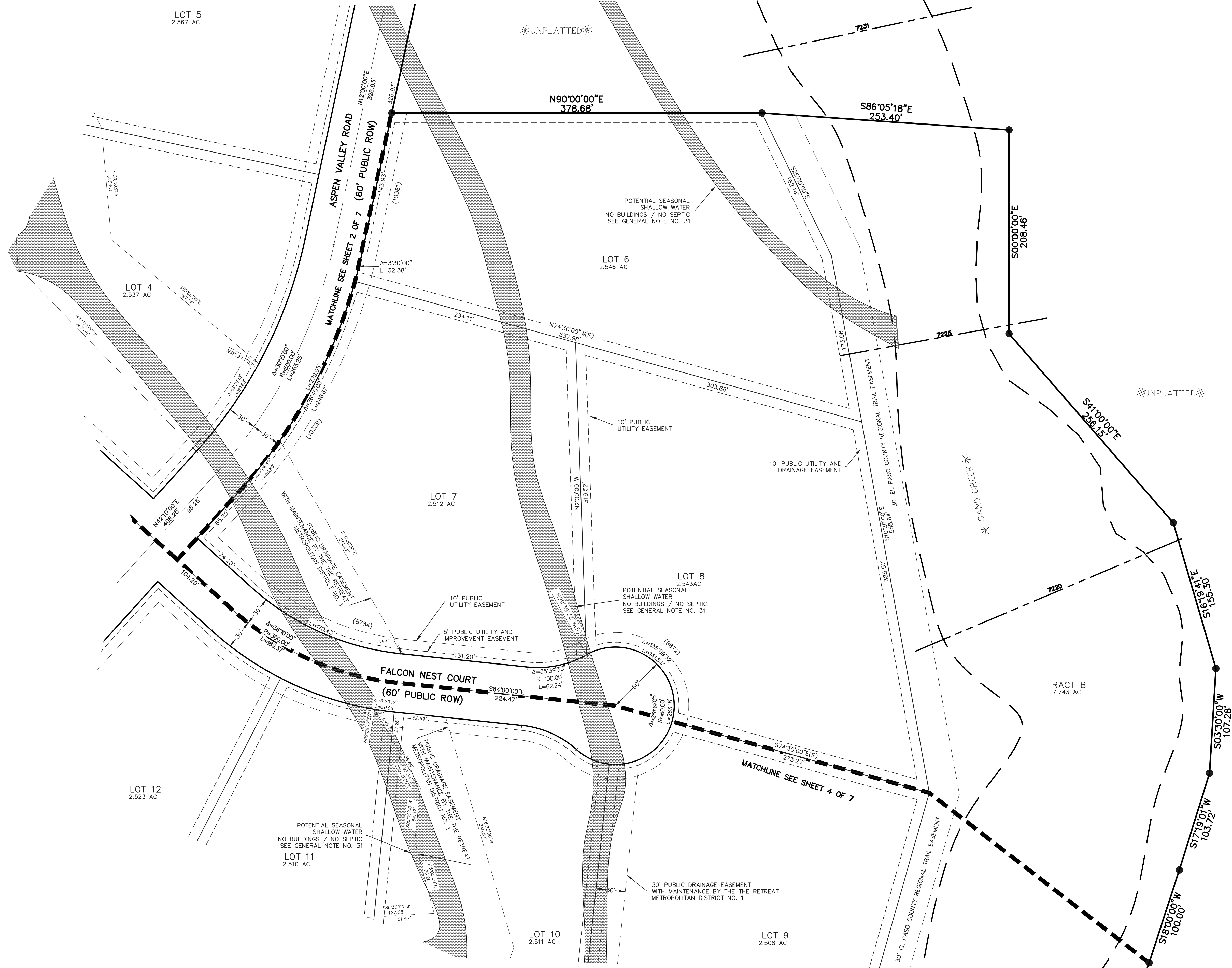
30" WITNESS CORNER
E 1/4 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ESI PLS 10376, 2006"
0.1' ABOVE GROUND

PCD FILE NO.: SF-21-021

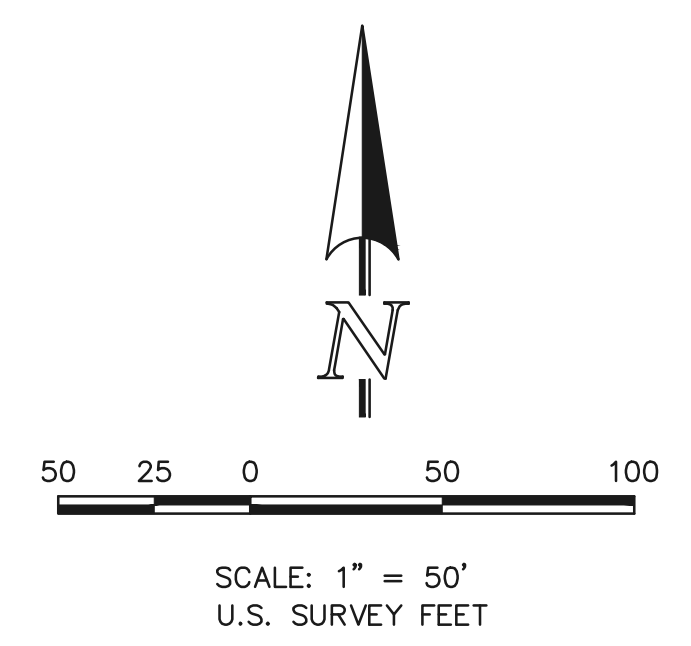
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RETREAT AT TIMBERRIDGE FILING NO. 2

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" 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 3 OF 7



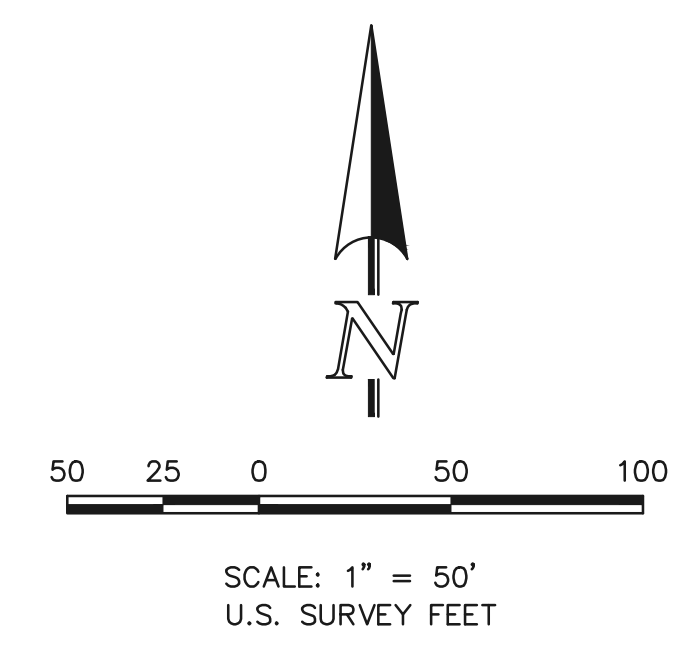
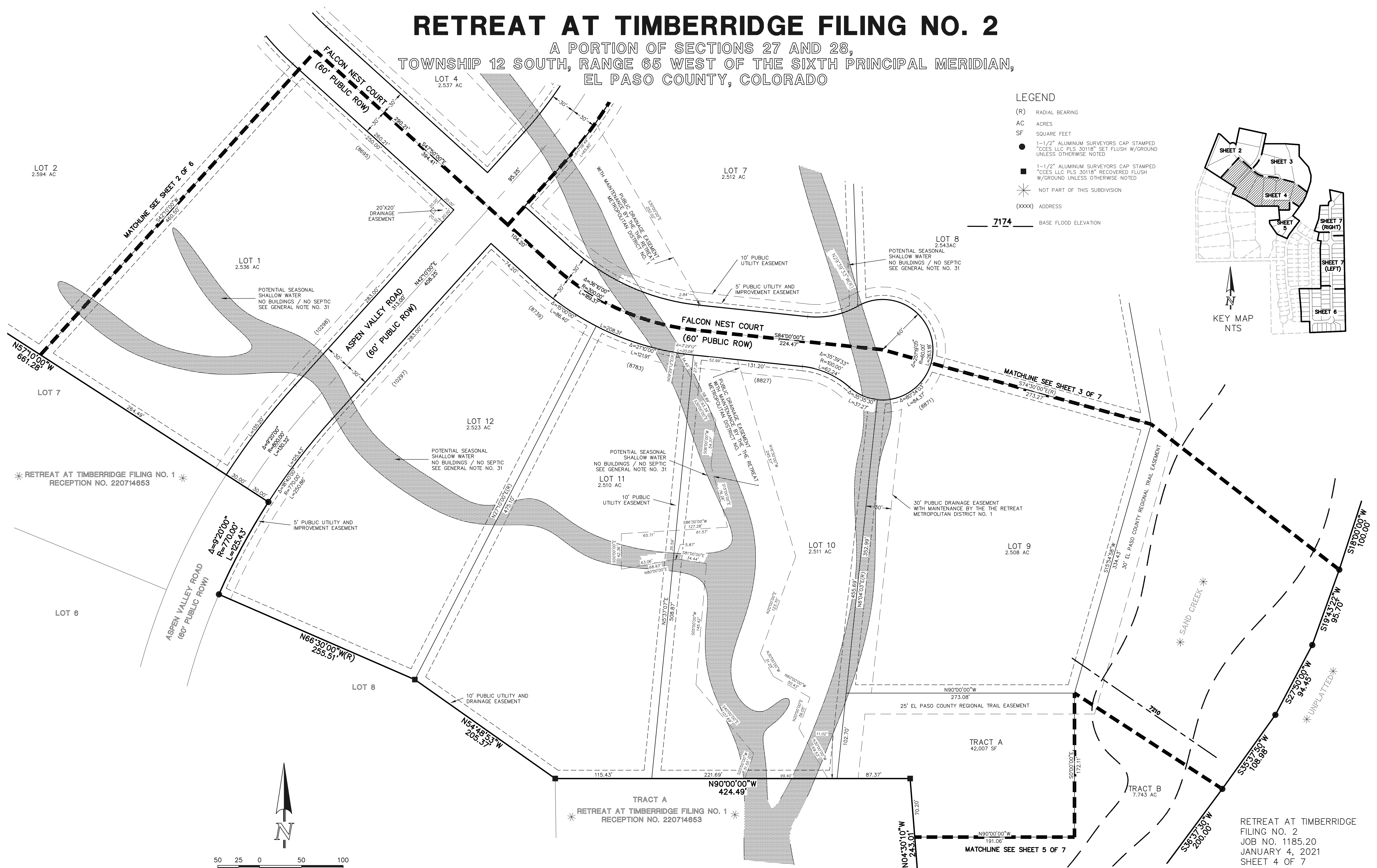
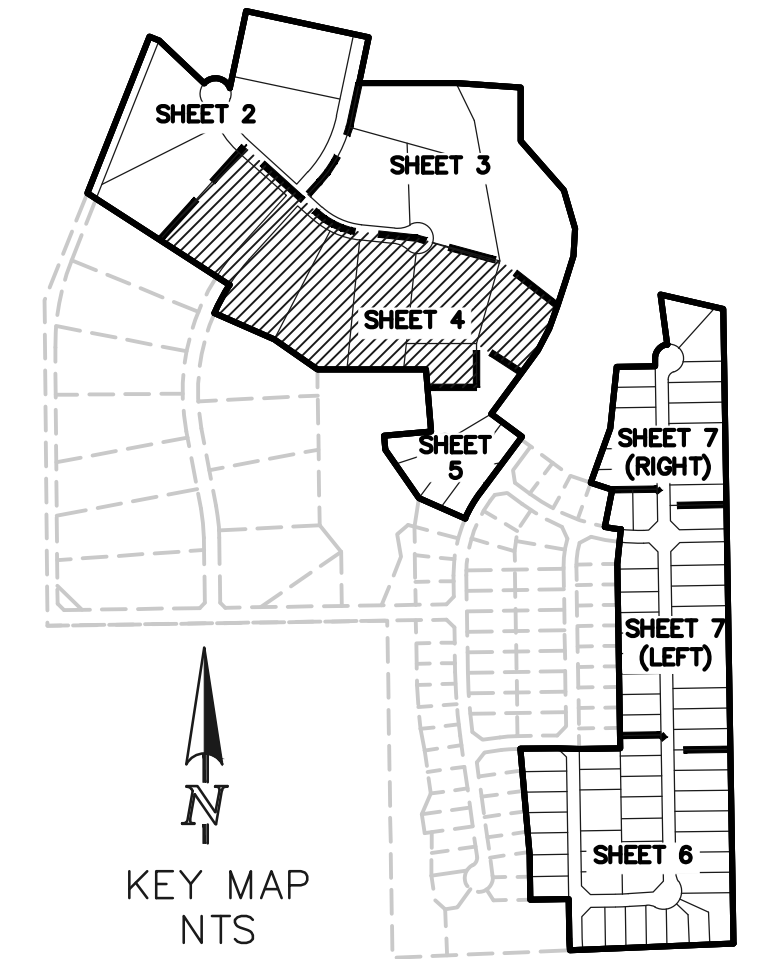
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RETREAT AT TIMBERRIDGE FILING NO. 2

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

LEGEND

- (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

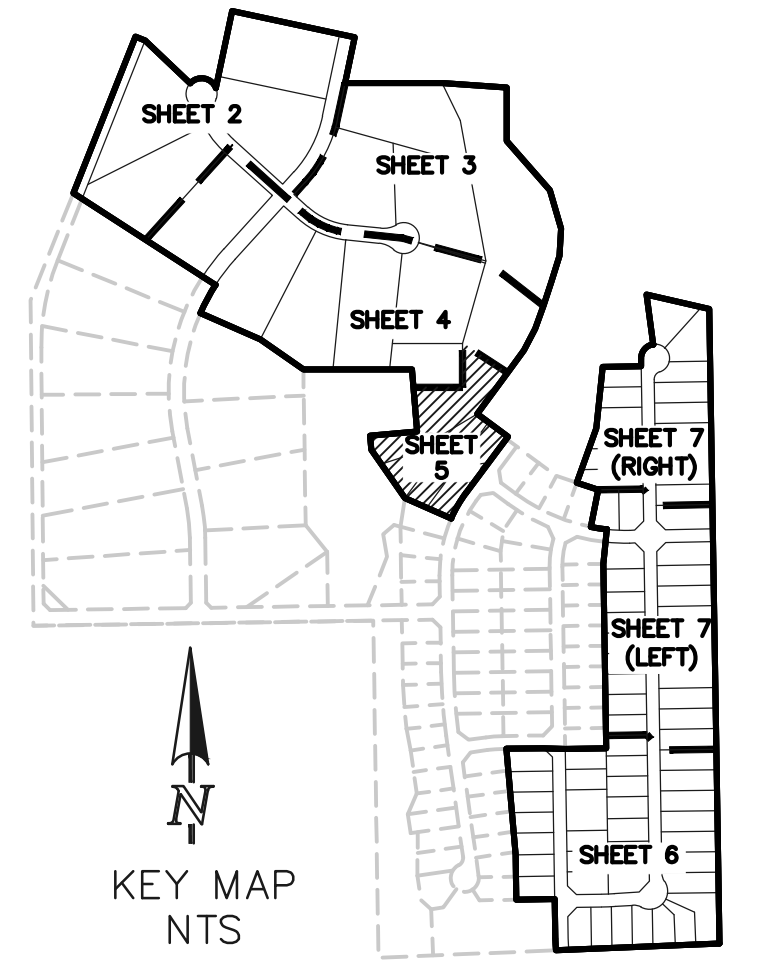
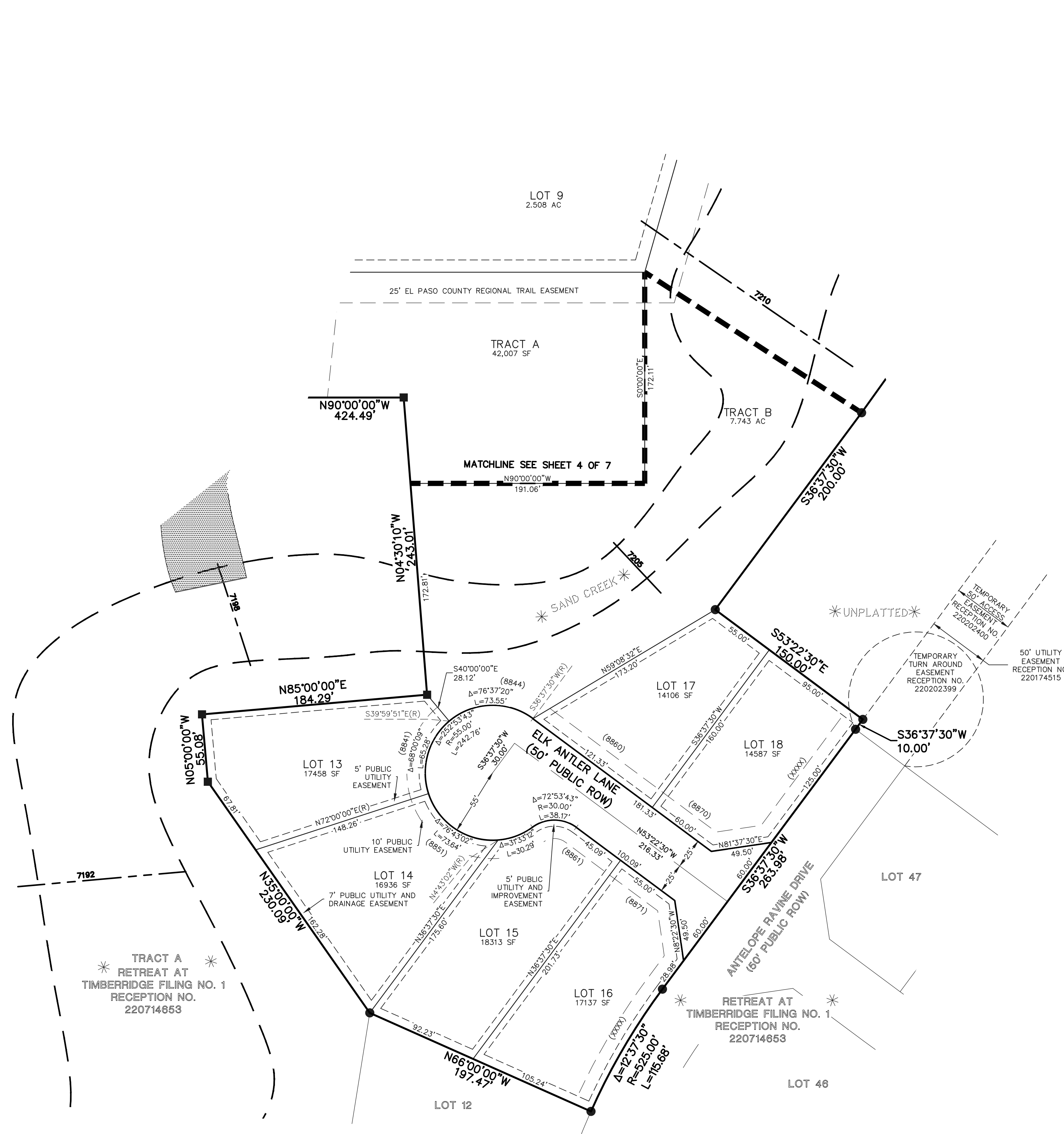


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PLAT CHECKED

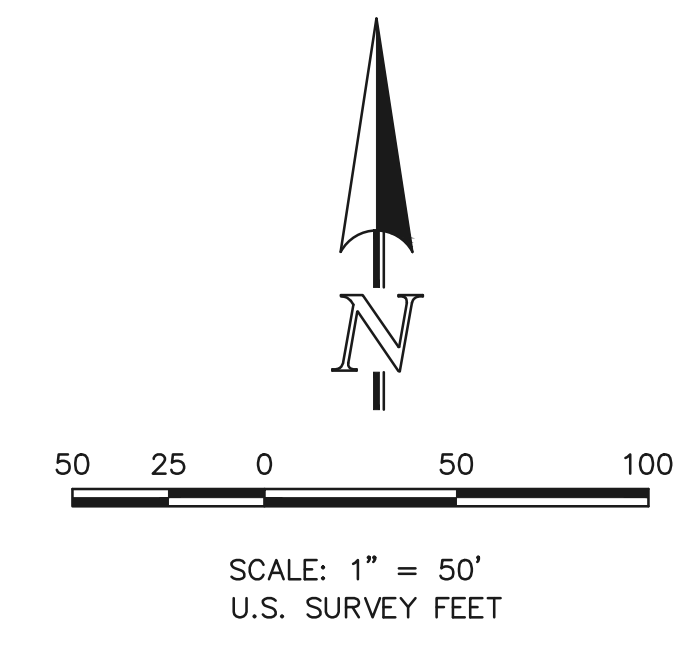


RETREAT AT TIMBERRIDGE FILING NO. 2

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



PRELIMINARY
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PLAT CHECKED

RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 5 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

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

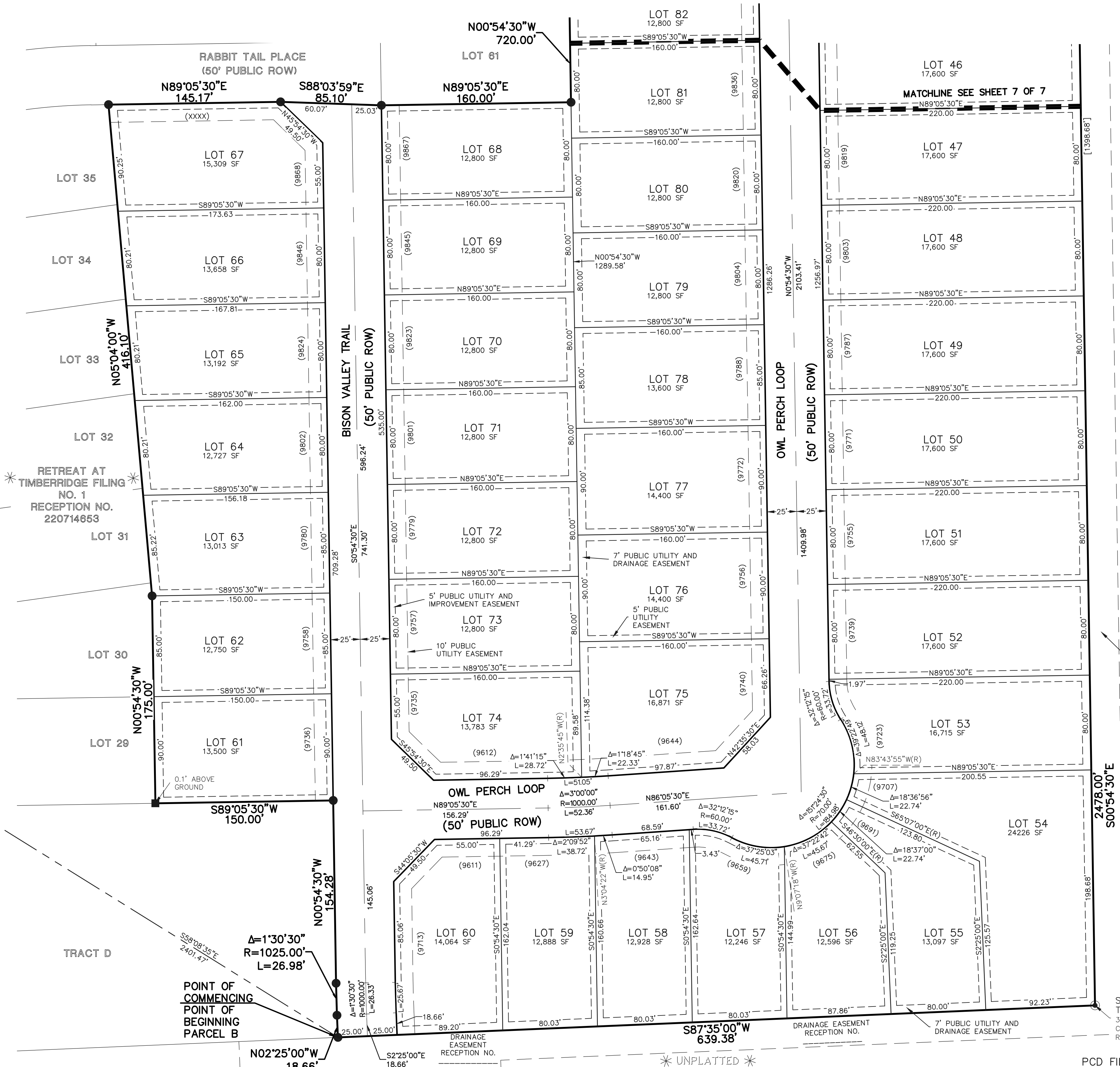
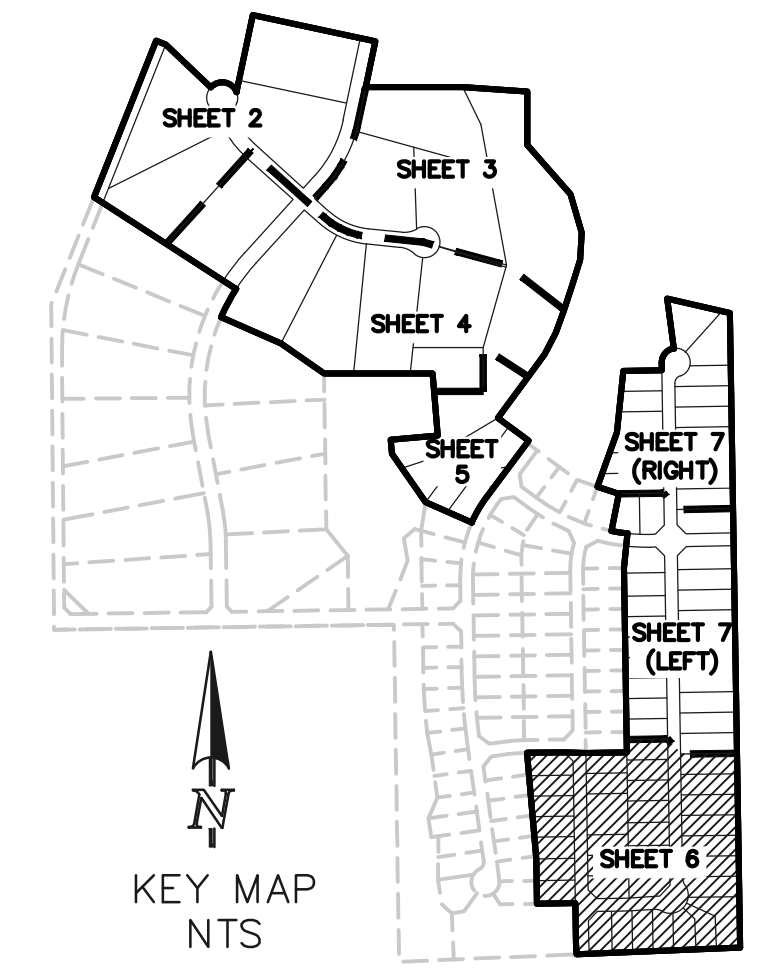
POCO ROAD
(80' PUBLIC ROW)
THE SOUTH LINE OF THE S0
OF THE NORTHEAST QUARTER

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

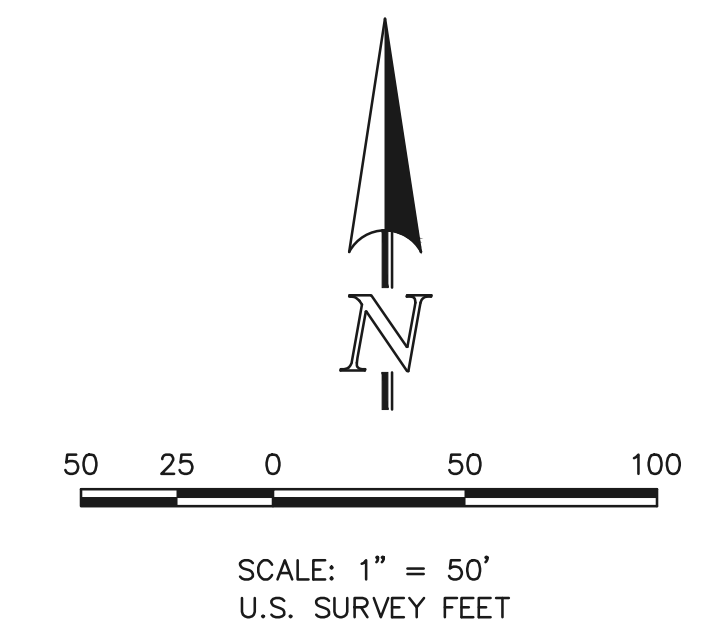
TRACT C

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 "ACES LLC PLS 30118" SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "ACES LLC PLS 30118" RECOVERED FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - AS NOTED RECOVERED
 - * NOT PART OF THIS SUBDIVISION
 - (XXXX) ADDRESS



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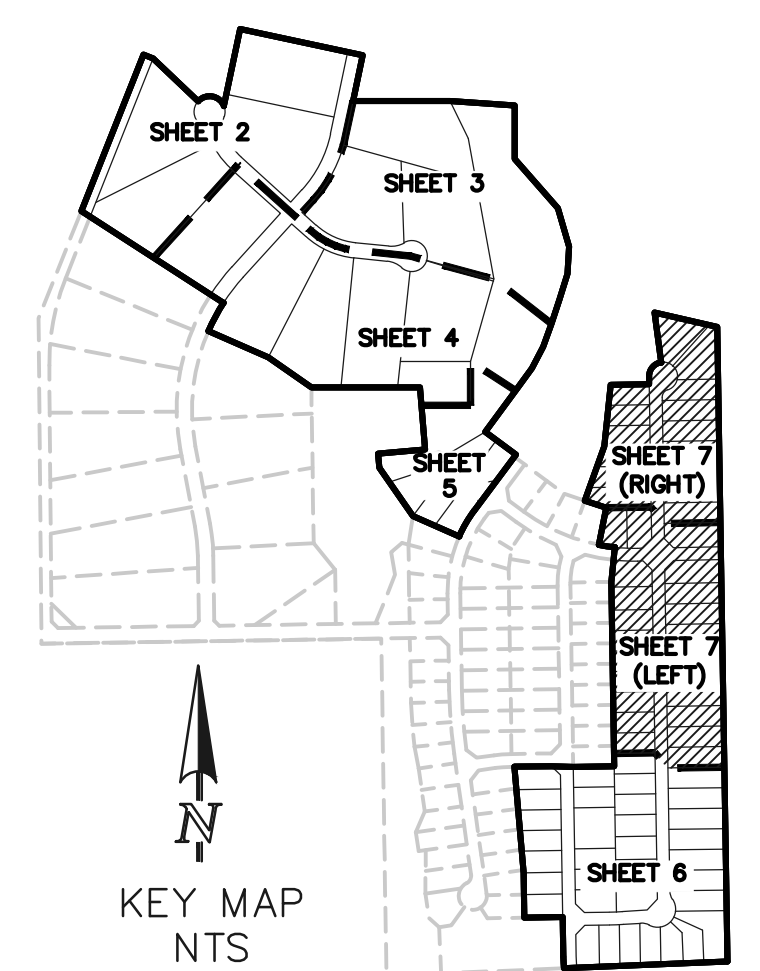
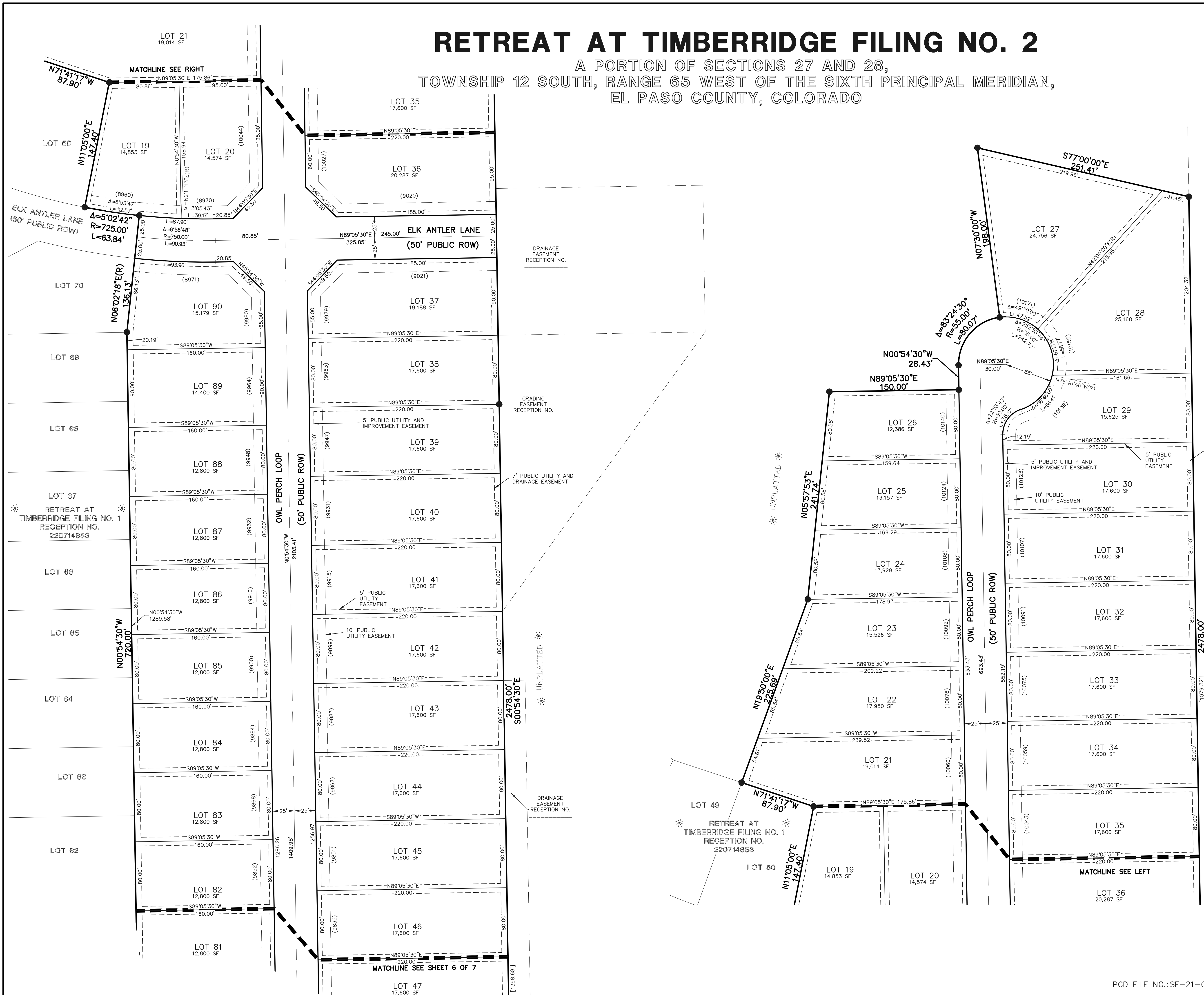
RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 6 OF 7



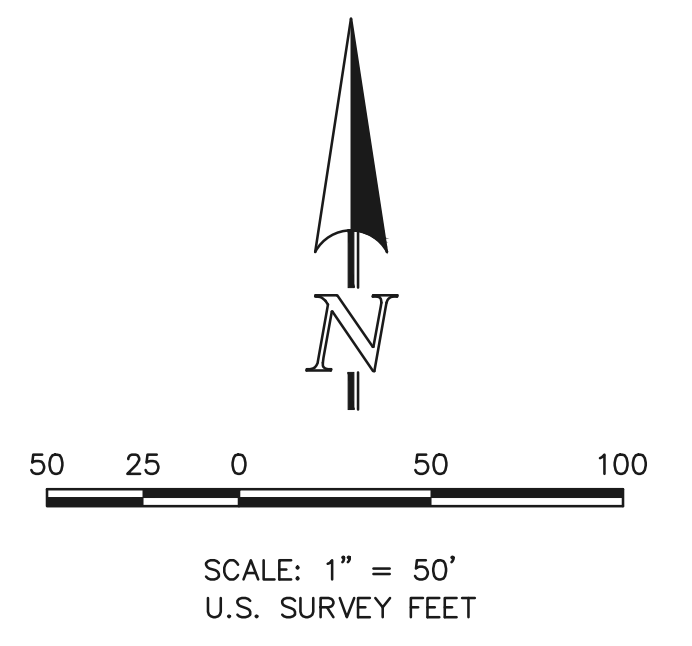
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RETREAT AT TIMBERRIDGE FILING NO. 2

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



- LEGEND**
- (R) RADIAL BEARING
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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, 5/18/2022 4:29:56 PM, 1:1