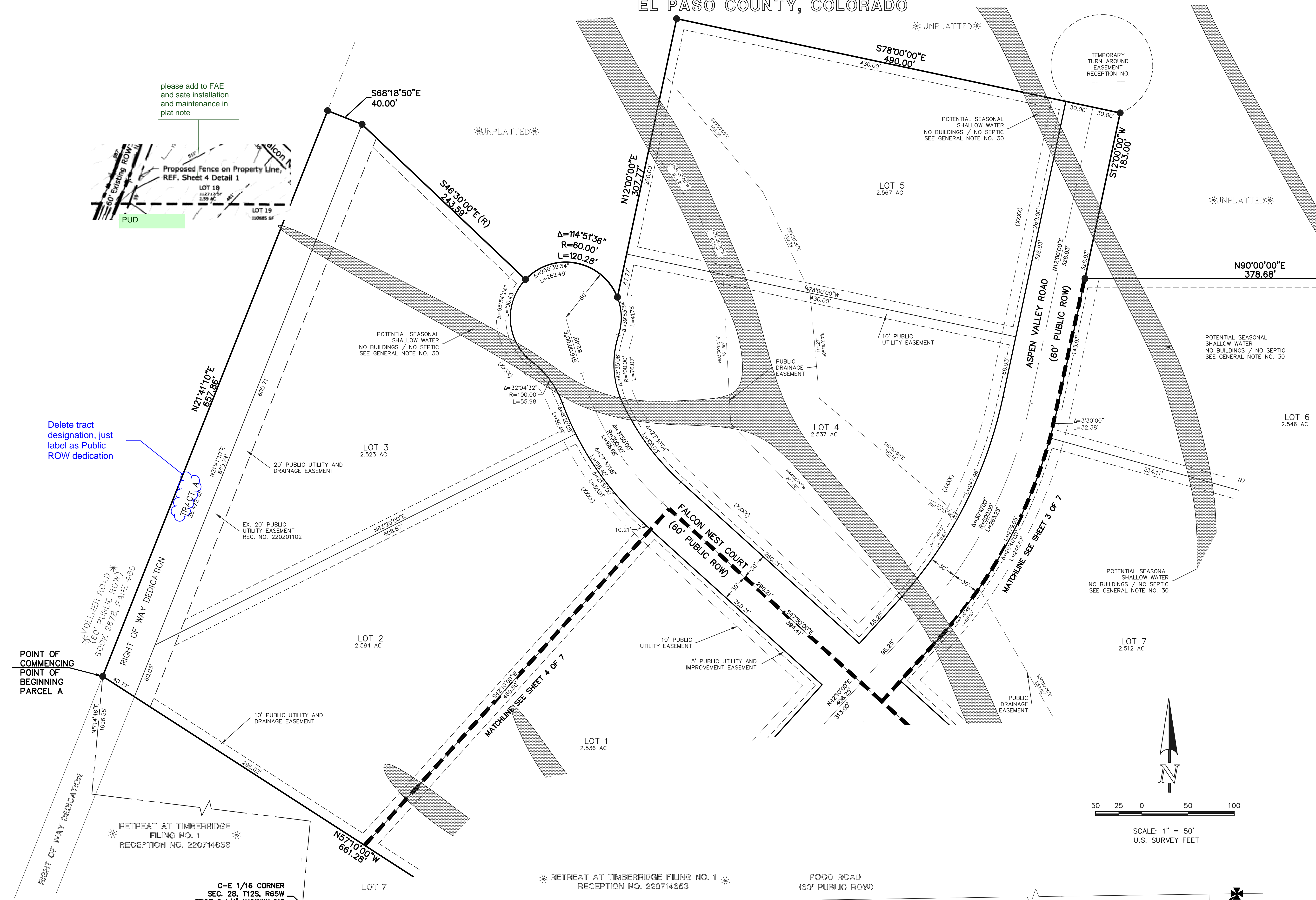
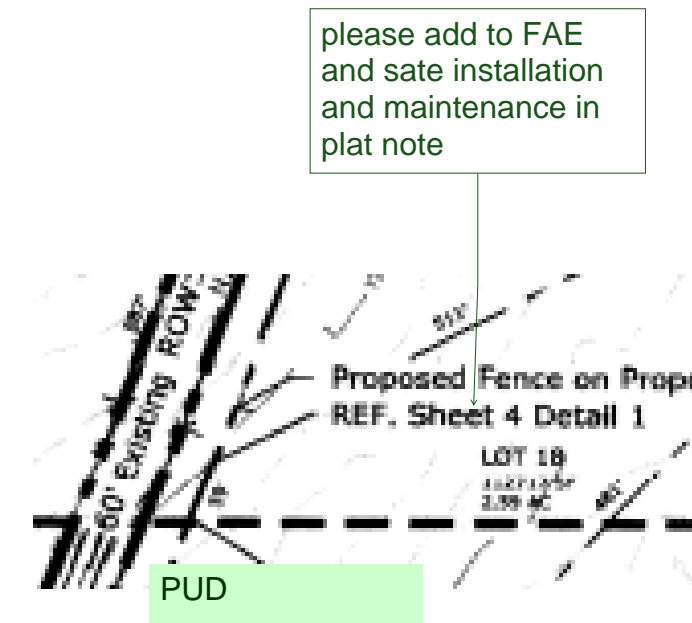
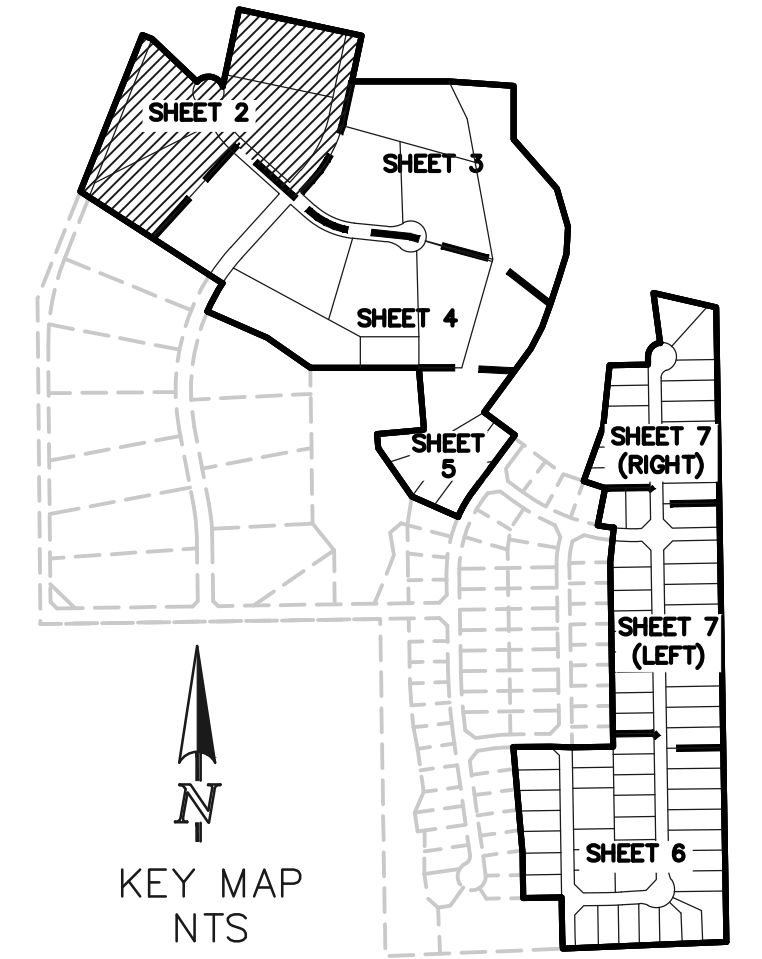


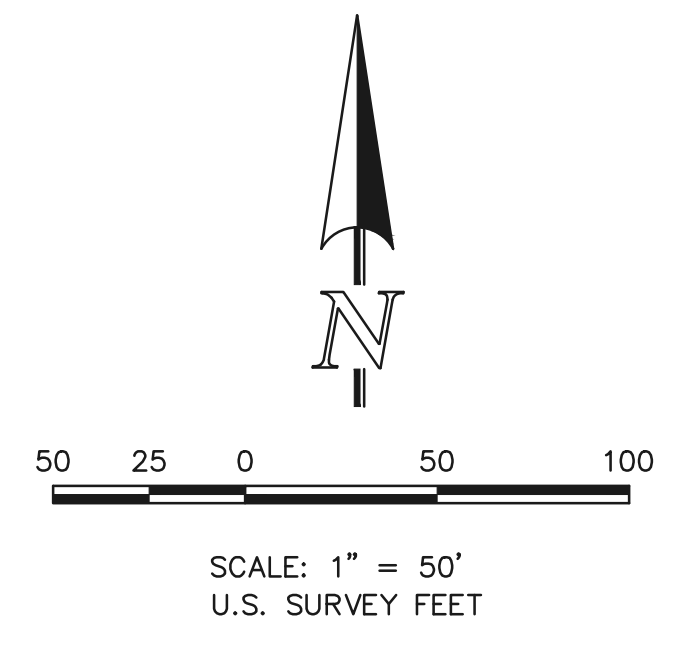
RETREAT AT TIMBERRIDGE FILING NO. 2

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



Delete tract designation, just label as Public ROW dedication

- LEGEND**
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - 1-1/2" ALUMINUM SURVEYORS' CAP STAMPED "CCS'S 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)

PCDD FILE NO.:

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

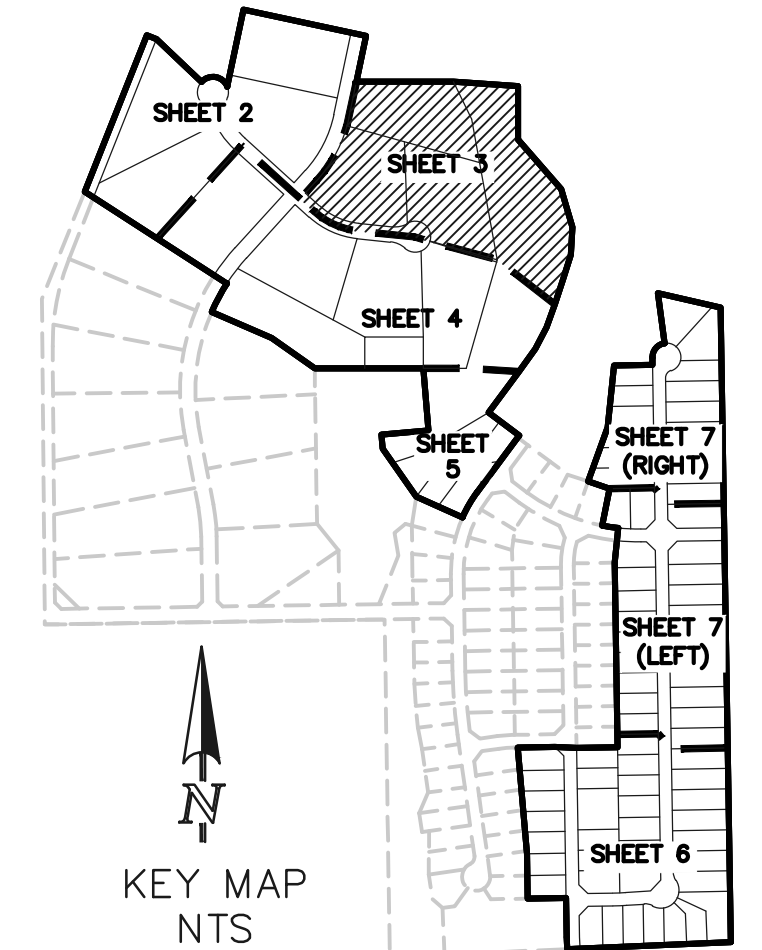
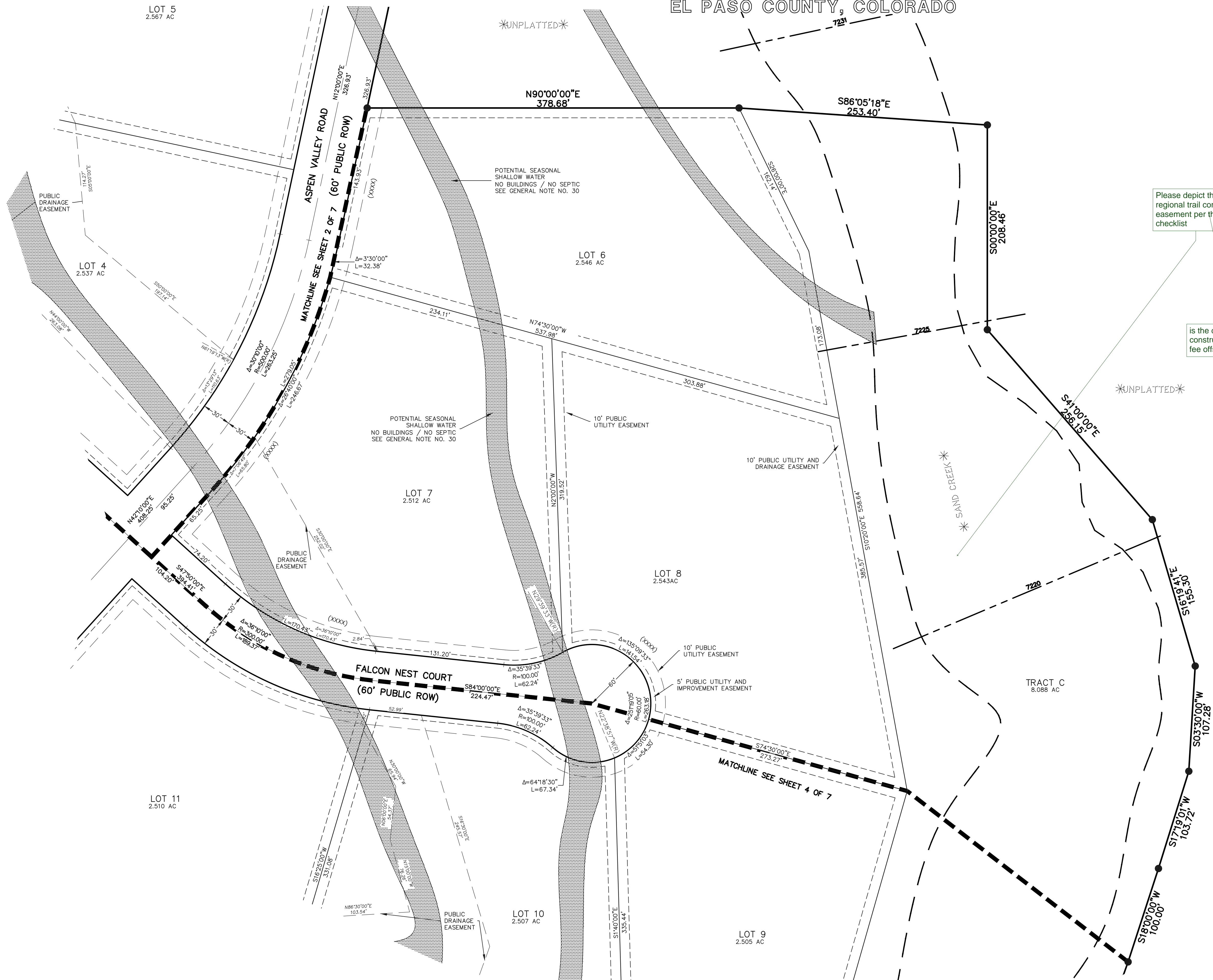
BASIS OF BEARINGS
N89°08'28"E 1326.68'

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

N:\118520\DRAWINGS\SUBAREA\PLAT\118520-P2-P7.dwg, 3/12/2021 2:34:08 PM, 1:1

RETREAT AT TIMBERRIDGE FILING NO. 2

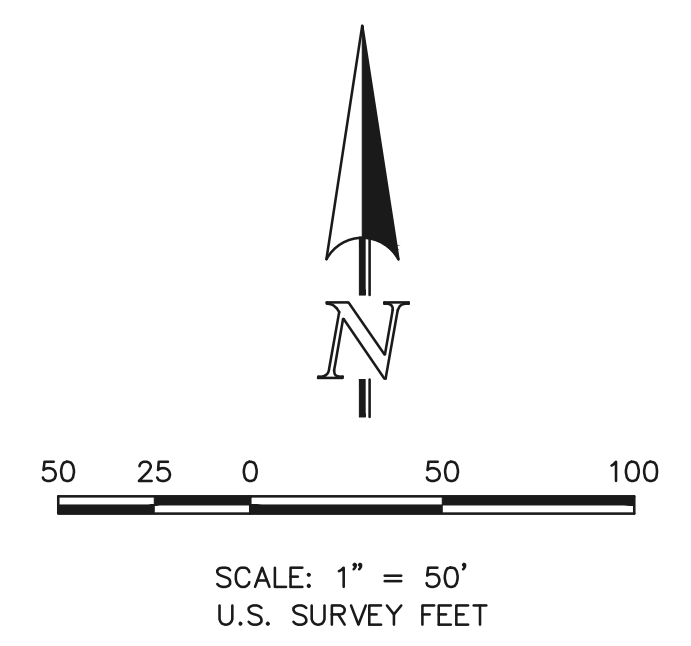
A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



- 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
 - (XXXX) ADDRESS
 - 7174 BASE FLOOD ELEVATION

Please depict the 25' regional trail corridor easement per the checklist

is the developer constructing this for fee offset?



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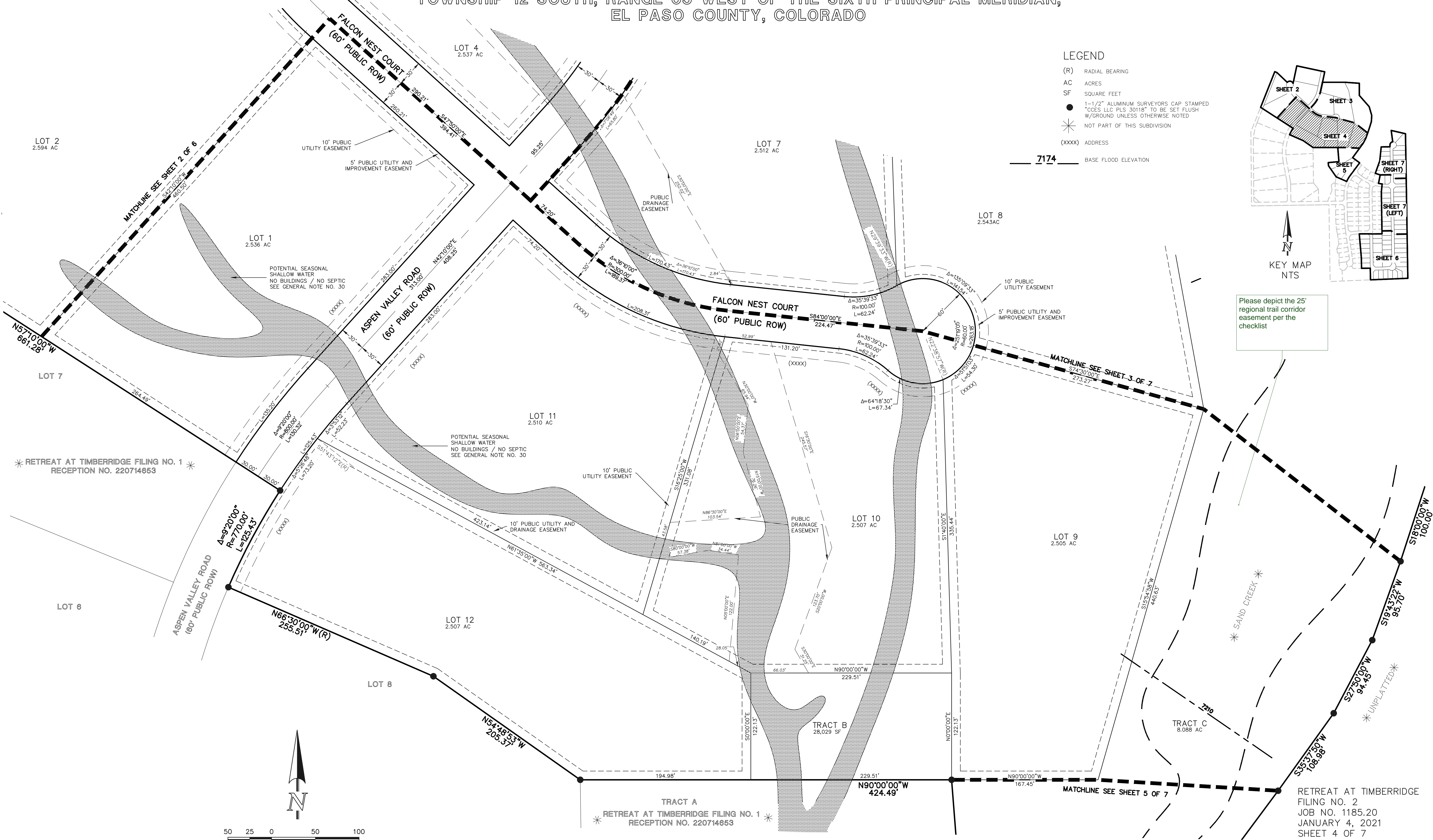
RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 3 OF 7



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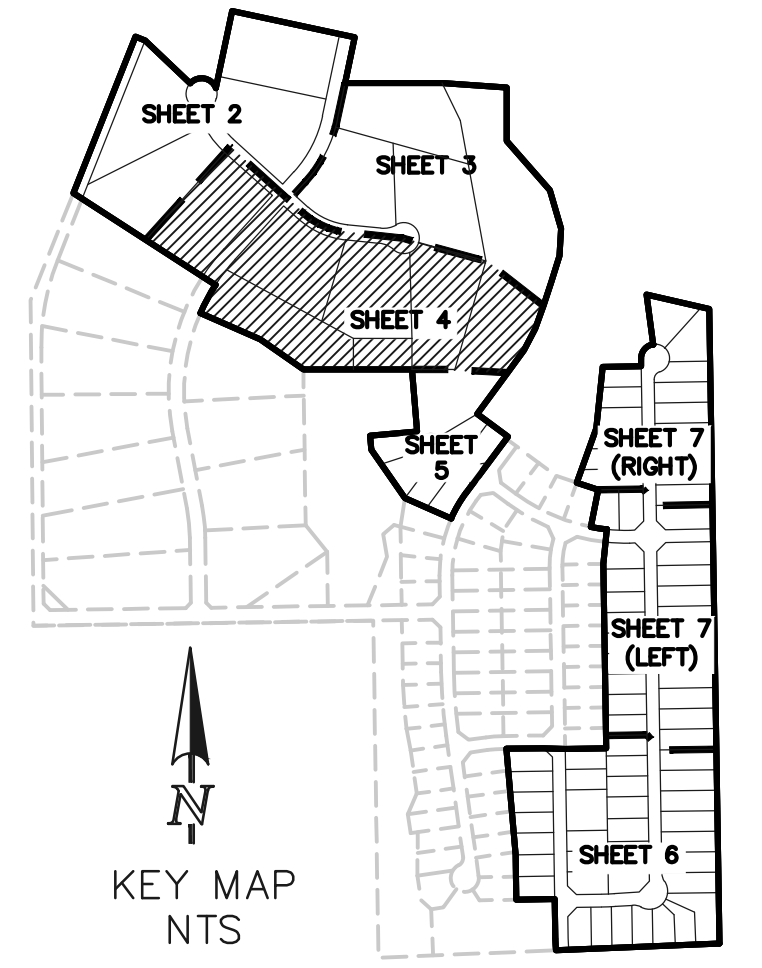
RETREAT AT TIMBERRIDGE FILING NO. 2

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

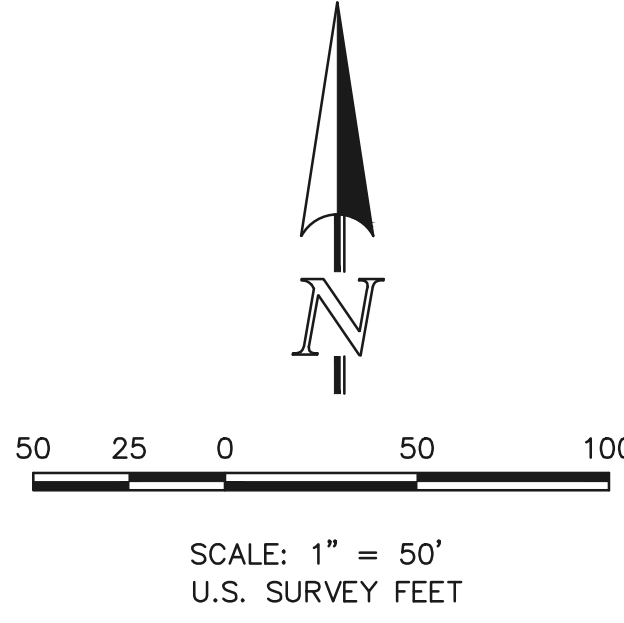


Please depict the 25' regional trail corridor easement per the checklist

* 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

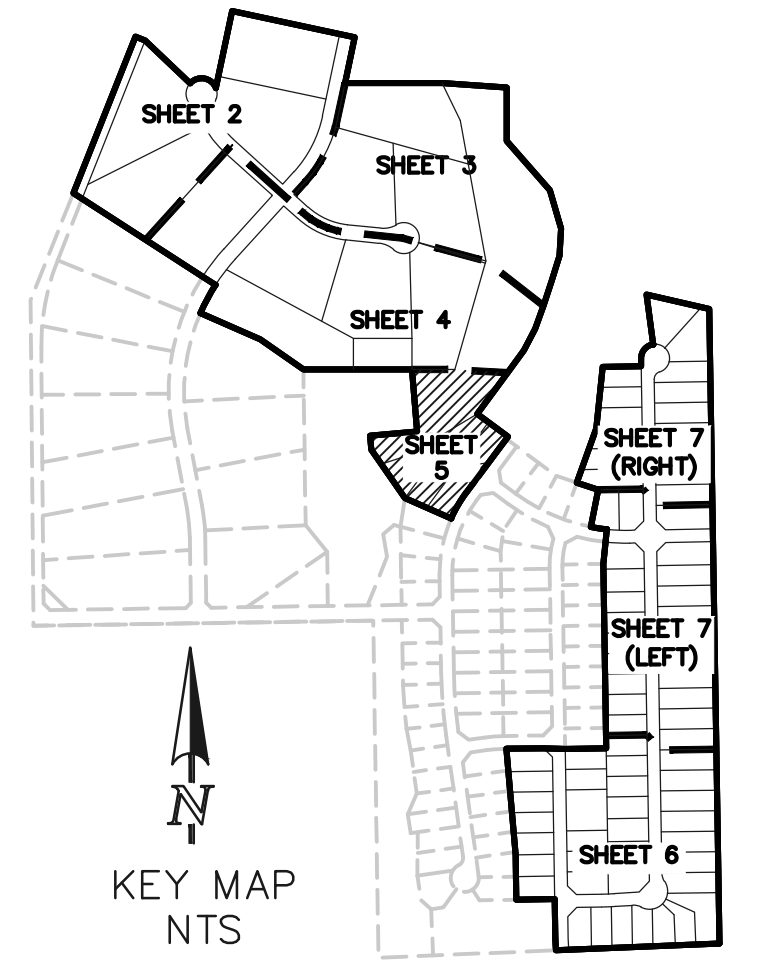
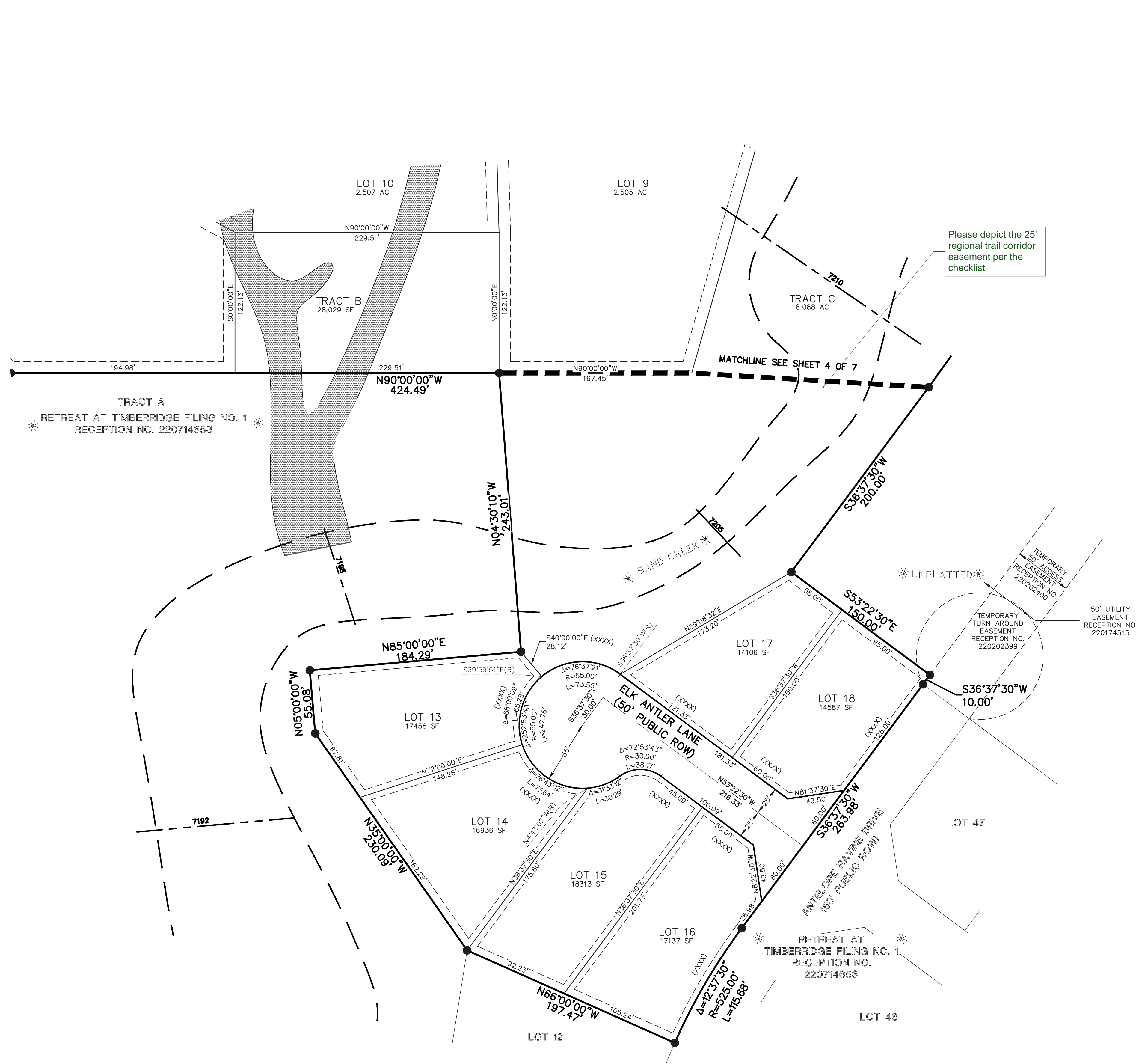


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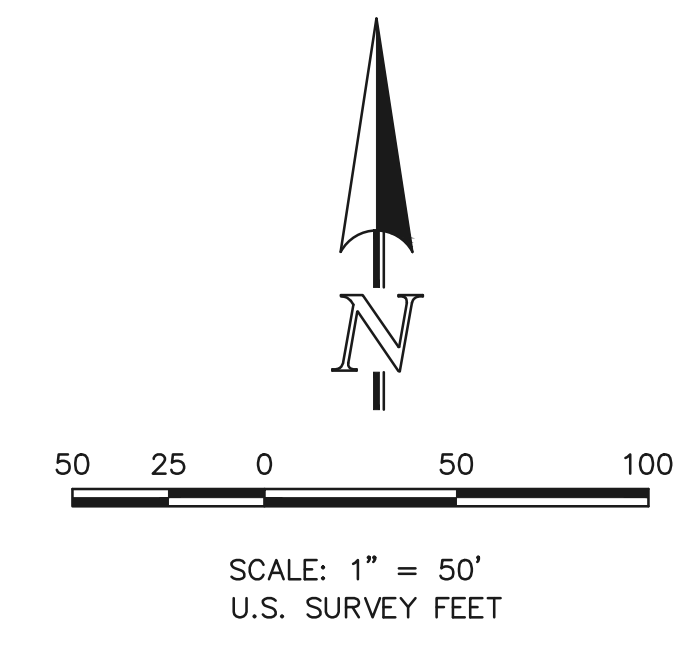


RETREAT AT TIMBERRIDGE FILING NO. 2

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



- LEGEND**
- (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



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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

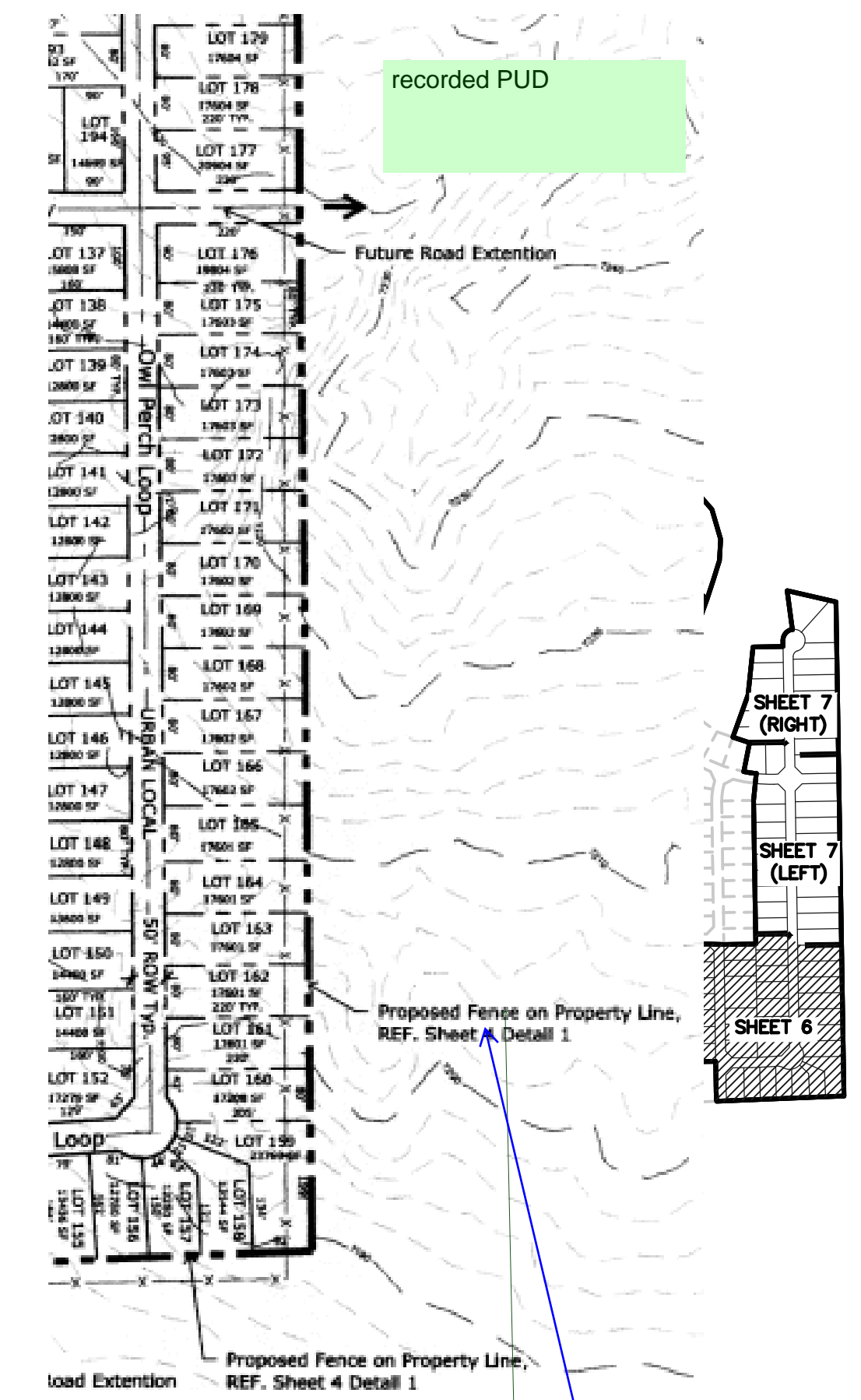
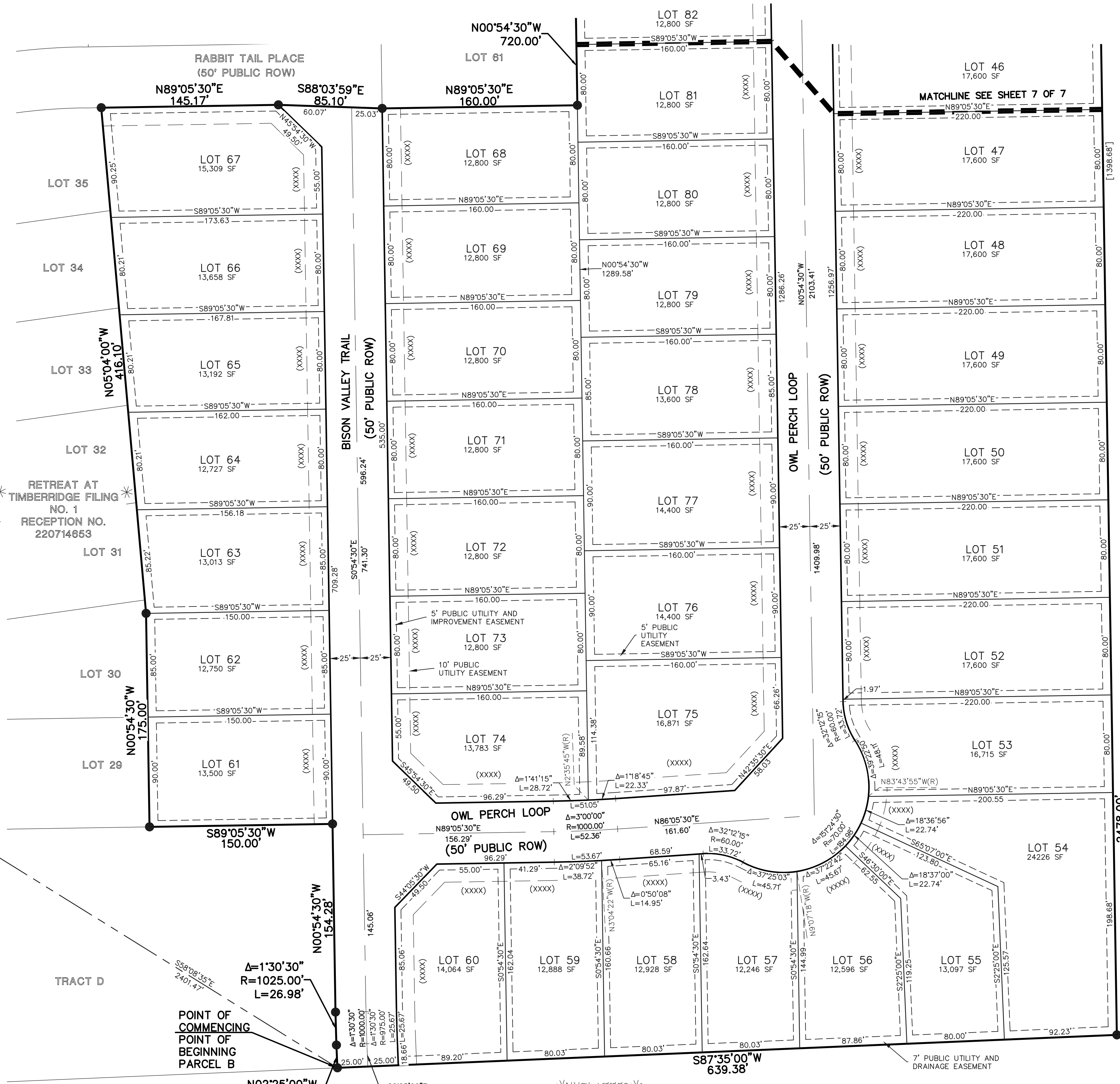
POGO ROAD
(60' PUBLIC ROW)

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

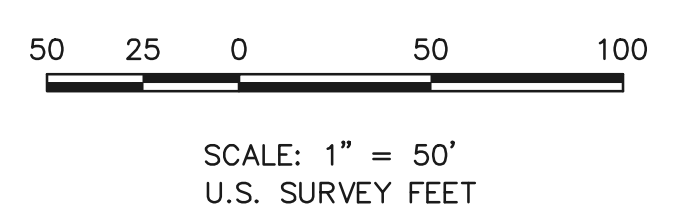


Fencing needs to be outside of the necessary drainage easement - address in FDR.

please provide fencing in FAE per the PUD, also provide a note on plat (district to maintain fence) Developer will install?

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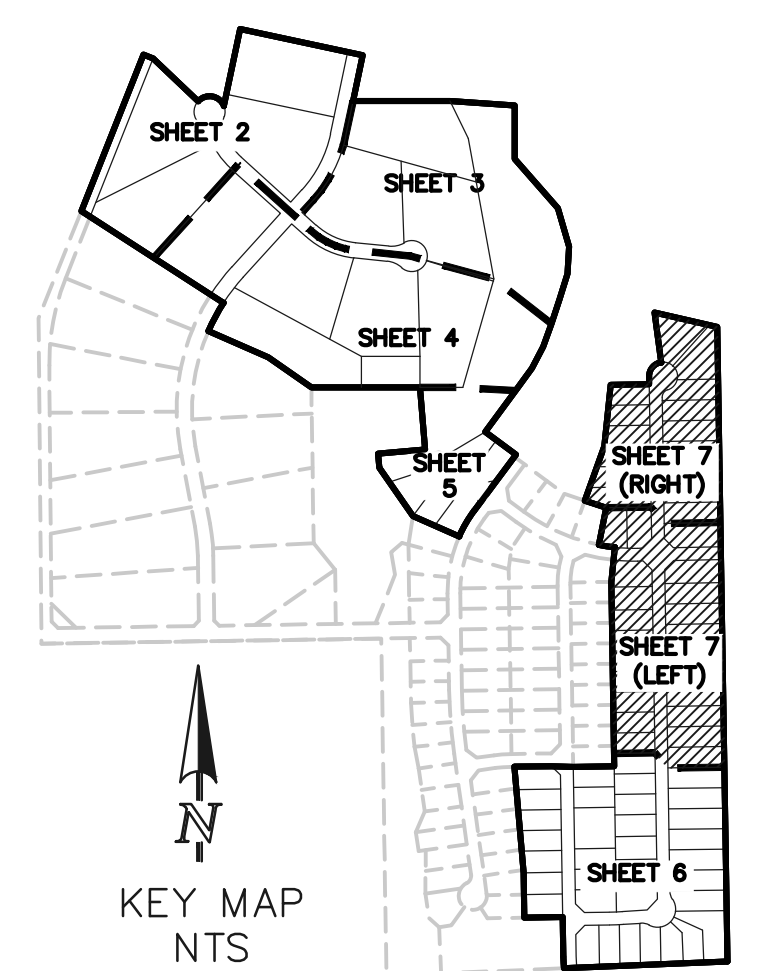
RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 6 OF 7



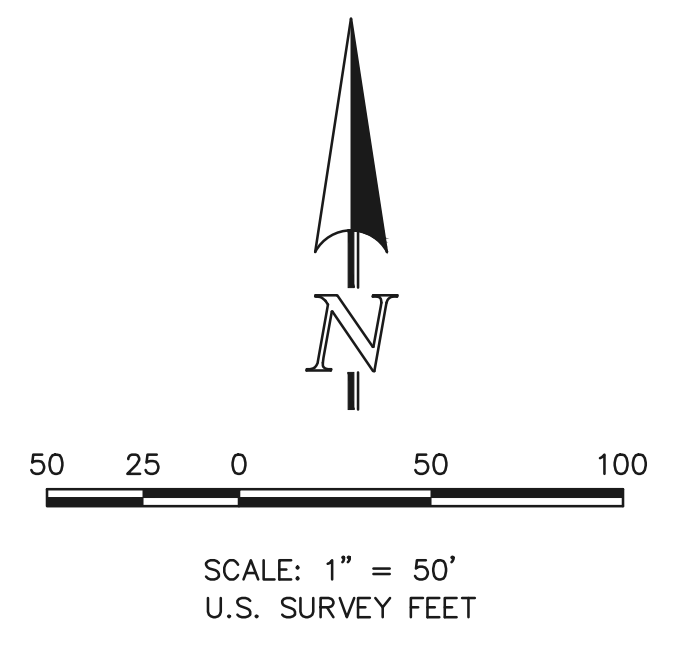
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RETREAT AT TIMBERRIDGE FILING NO. 2

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

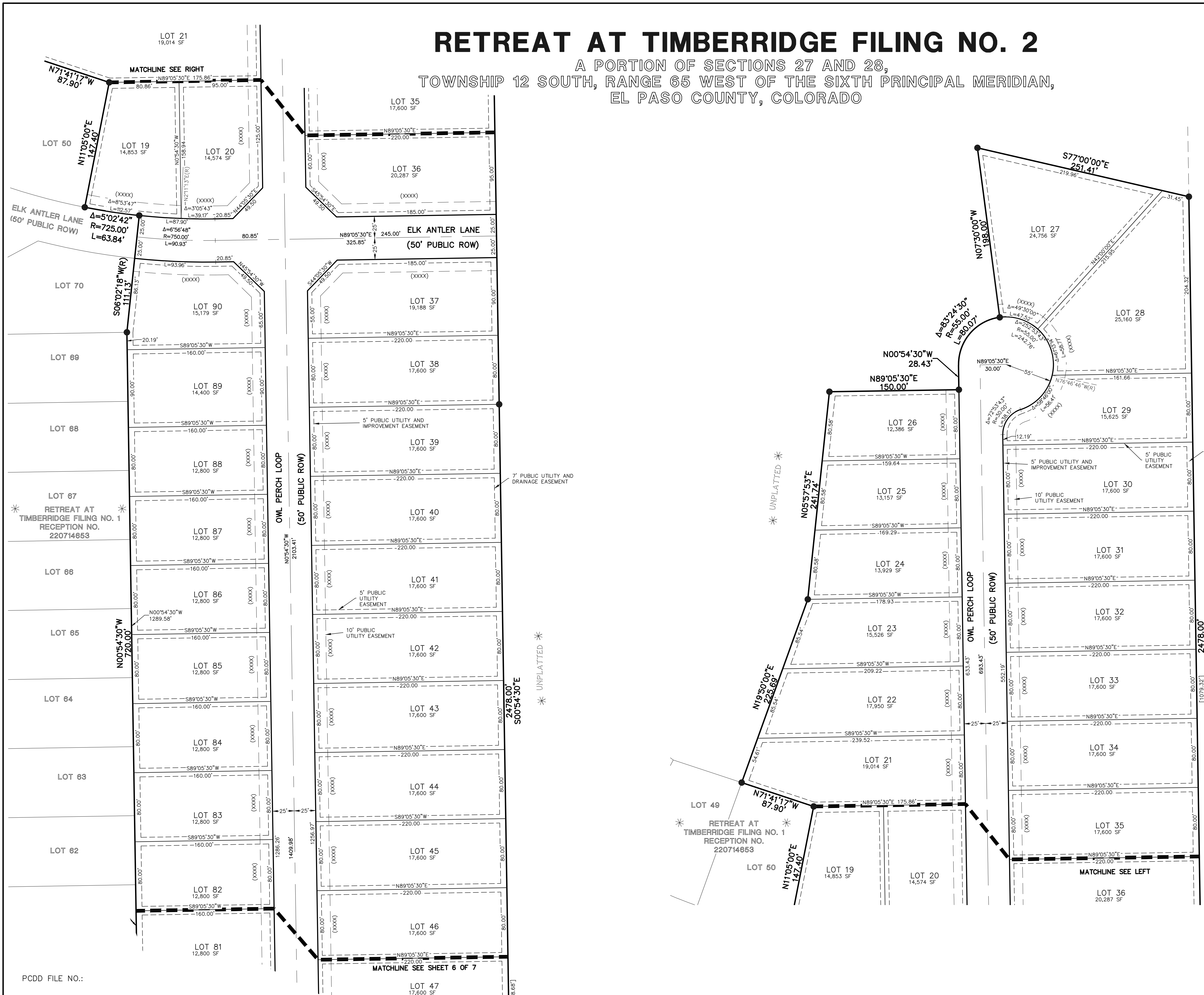


- LEGEND
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 - AC ACRES
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RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 7 OF 7



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