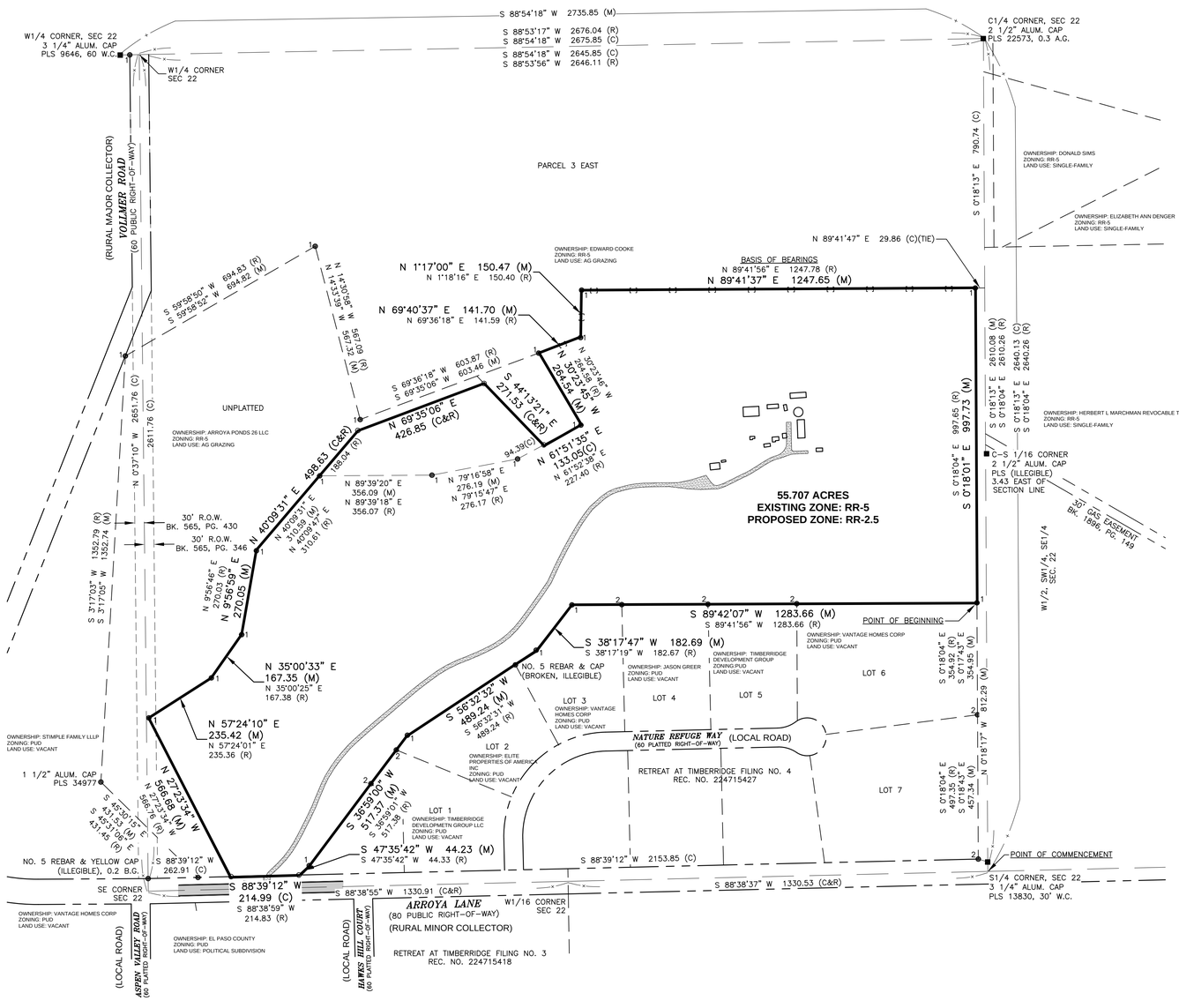
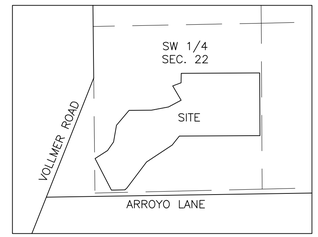
TIMBERS AT BLACK FOREST
MAP AMENDMENT (REZONE)

A PORTION OF THE SOUTHWEST QUARTER
SEC. 22, T12S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO





VICINITY MAP
(scale: N.T.S.)

Legal Description

Trails at Timberline East being a portion of the Southwest Quarter of Section 22, Township 12 South, Range 65 West of the 6TH P.M. as described in Warranty Deed, filed for record on November 15, 2016 under Reception No. 216132384 and that parcel described in Quitclaim Deed filed for record July 24, 2026 under Reception No. 226070719 in the Office of Clerk and Recorder, County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of the Southwest Quarter (SW1/4) of said Section 22; thence South 88 degrees 38 minutes 37 seconds West along the south line of the Southwest Quarter (SW1/4) of said Section 22, 29.91 feet; thence North 00 degrees 18 minutes 17 seconds West, 852.20 feet to the northeast corner of Lot 6, Retreat at Timberridge Filing No. 4 and the point of beginning.

thence along the northerly and westerly lines of said Retreat at Timberridge Filing No. 4, the following five (5) courses:

1)thence South 89 degrees 42 minutes 07 seconds West, 1,283.66 feet;
2)thence South 38 degrees 17 minutes 47 seconds West, 182.69 feet;
3)thence South 56 degrees 32 minutes 32 seconds West, 489.24 feet;
4)thence South 36 degrees 59 minutes 00 seconds West, 517.37 feet;
5)thence South 47 degrees 35 minutes 42 seconds West, 44.23 feet to a point on the north line of Arroya Lane;

thence South 88 degrees 39 minutes 12 seconds West along the north line of Arroya Lane, 214.99 feet;
thence North 27 degrees 23 minutes 34 seconds West, 566.68 feet;
thence North 57 degrees 24 minutes 10 seconds East, 235.42 feet;
thence North 35 degrees 00 minutes 33 seconds East, 167.35 feet;
thence North 09 degrees 56 minutes 59 seconds East, 270.05 feet;
thence North 40 degrees 09 minutes 31 seconds East, 498.63 feet;
thence North 69 degrees 35 minutes 06 seconds East, 426.85 feet;
thence South 44 degrees 13 minutes 21 seconds East, 271.53 feet;
thence North 61 degrees 51 minutes 35 seconds East, 133.05 feet;
thence North 30 degrees 23 minutes 45 seconds West, 264.54 feet;
thence North 69 degrees 40 minutes 37 seconds East, 141.70 feet;
thence North 01 degrees 17 minutes 00 seconds East, 150.47 feet;
thence North 89 degrees 41 minutes 37 seconds East, 1,247.65 feet;
thence South 00 degrees 18 minutes 01 seconds East, 997.73 feet to the point of beginning.

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

GENERAL NOTES

NO.	REVISION/ISSUE	DATE

OWNER:
MICHAEL TURNER
9220 ARROYA LANE
COLORADO SPRINGS, CO 80908

VERTEX
Consulting Services
5825 Delmonico Dr, Suite 320
Colorado Springs, CO 80919
(719) 433-2018

PROJECT NO.		SHEET
P269		1 OF 1
DATE		
02/23/26		
PREPARED	APPROVED	
ND	CAD	