

Steve Schleker

El Paso County, CO

10/01/2024 11:23:00 AM

Doc \$0.00

5

Rec \$53.00

Pages



224715418

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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5

Reception Fee	Number of Pages	File Number
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Retreat at ~~Yolo~~ Timberridge Filing No 3
Name of Plat

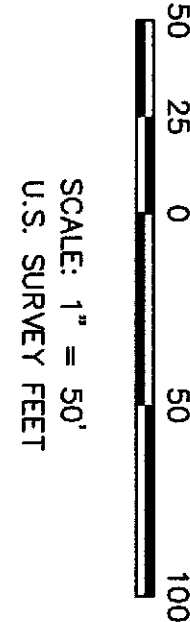
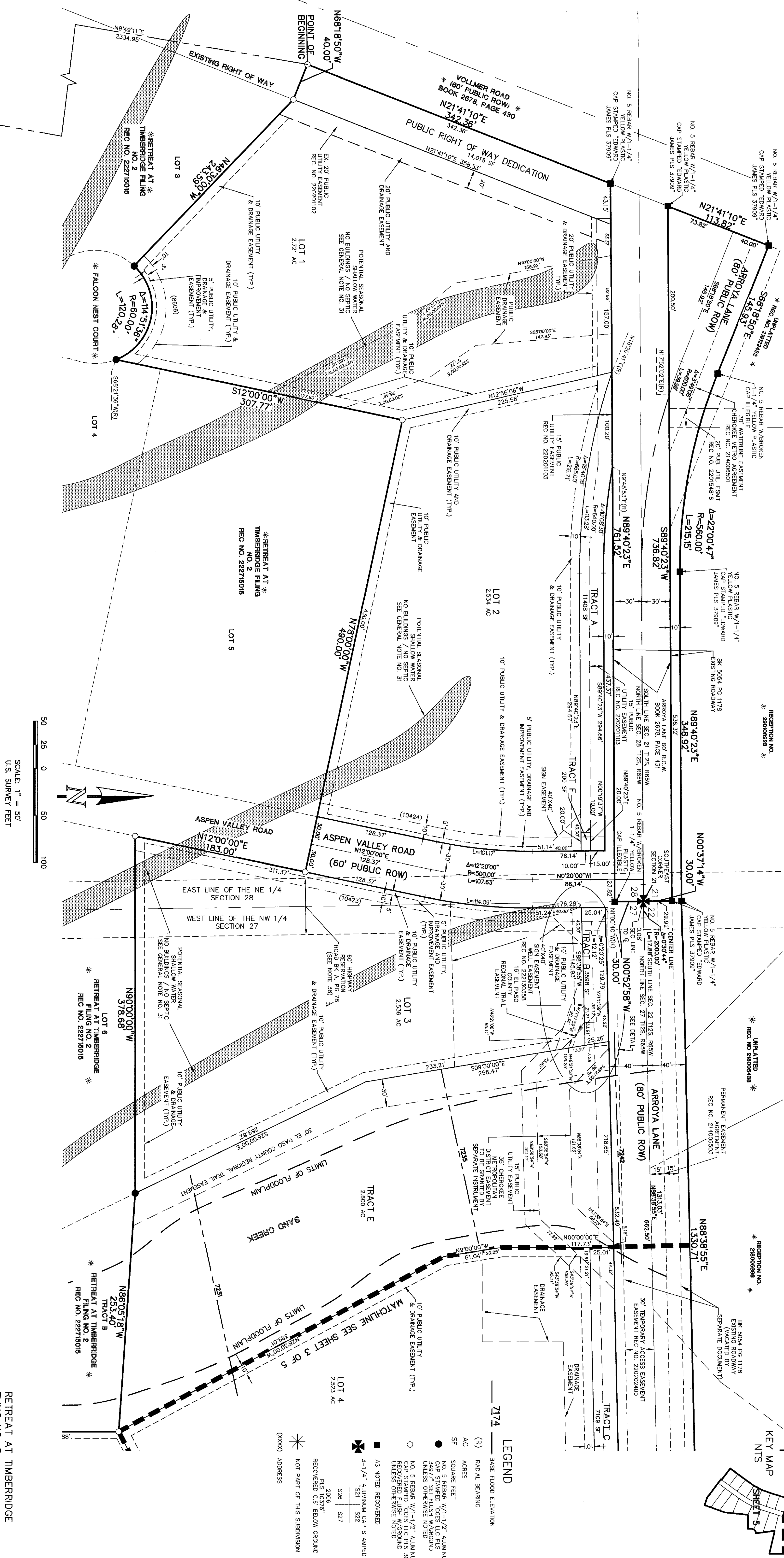
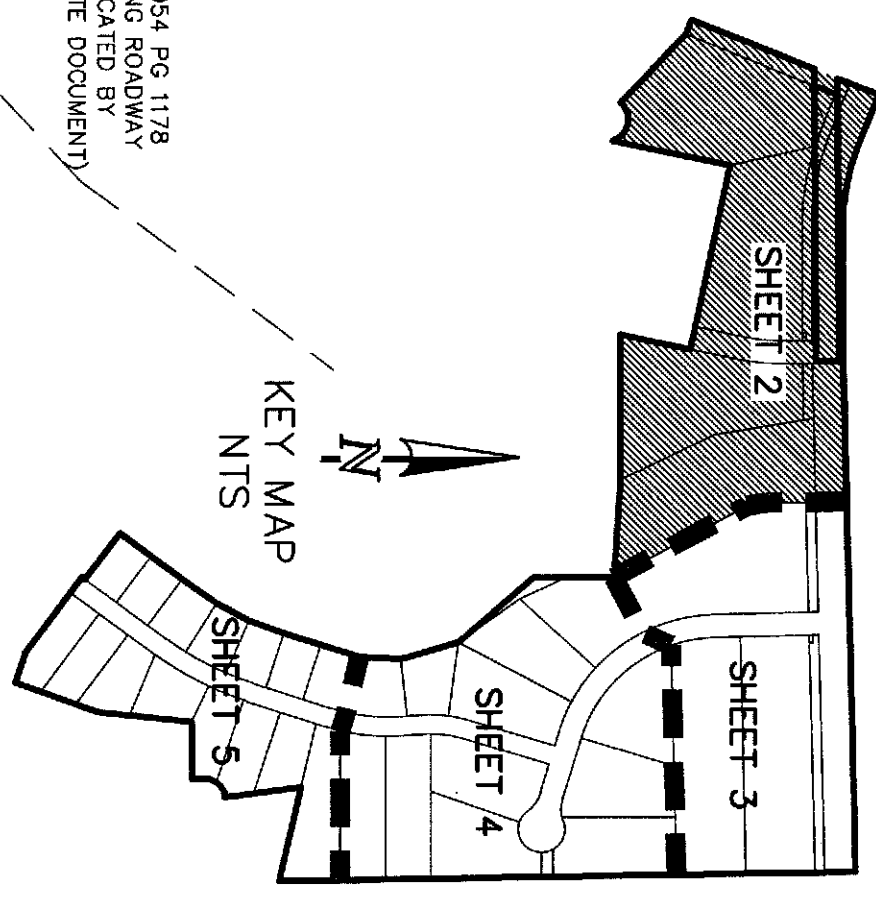
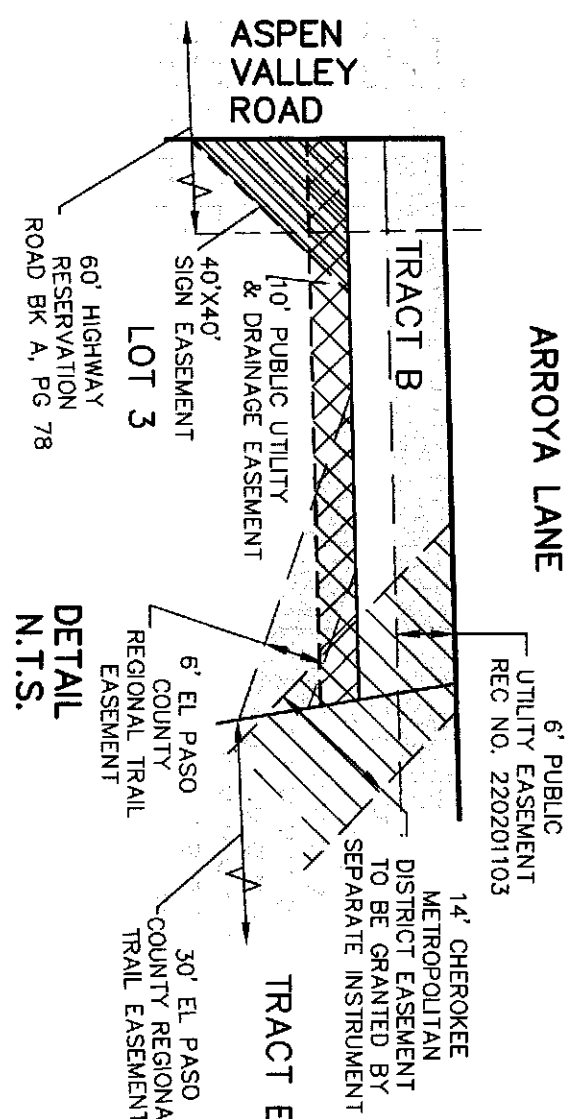
Timberridge Development Group LLC
Owner's Name

Subdivision ☒

Condominium ☐

RETREAT AT TIMBERIDGE FILING NO. 3

A PORTION OF SECTIONS 21, 22, 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



CE 1/16 CORNER
SEC. 28, T12S, R65W
ROUND 3-1/4" ALUMINUM CAP
STAMPED FEB 15 1937, 2889

POINT OF
COMMENCING

S89°08'28"W 1356.68'
BASIS OF BEARINGS

* RETREAT AT TIMBERIDGE FILING NO. 1 *
RECEPTION NO. 220744653
POCO ROAD

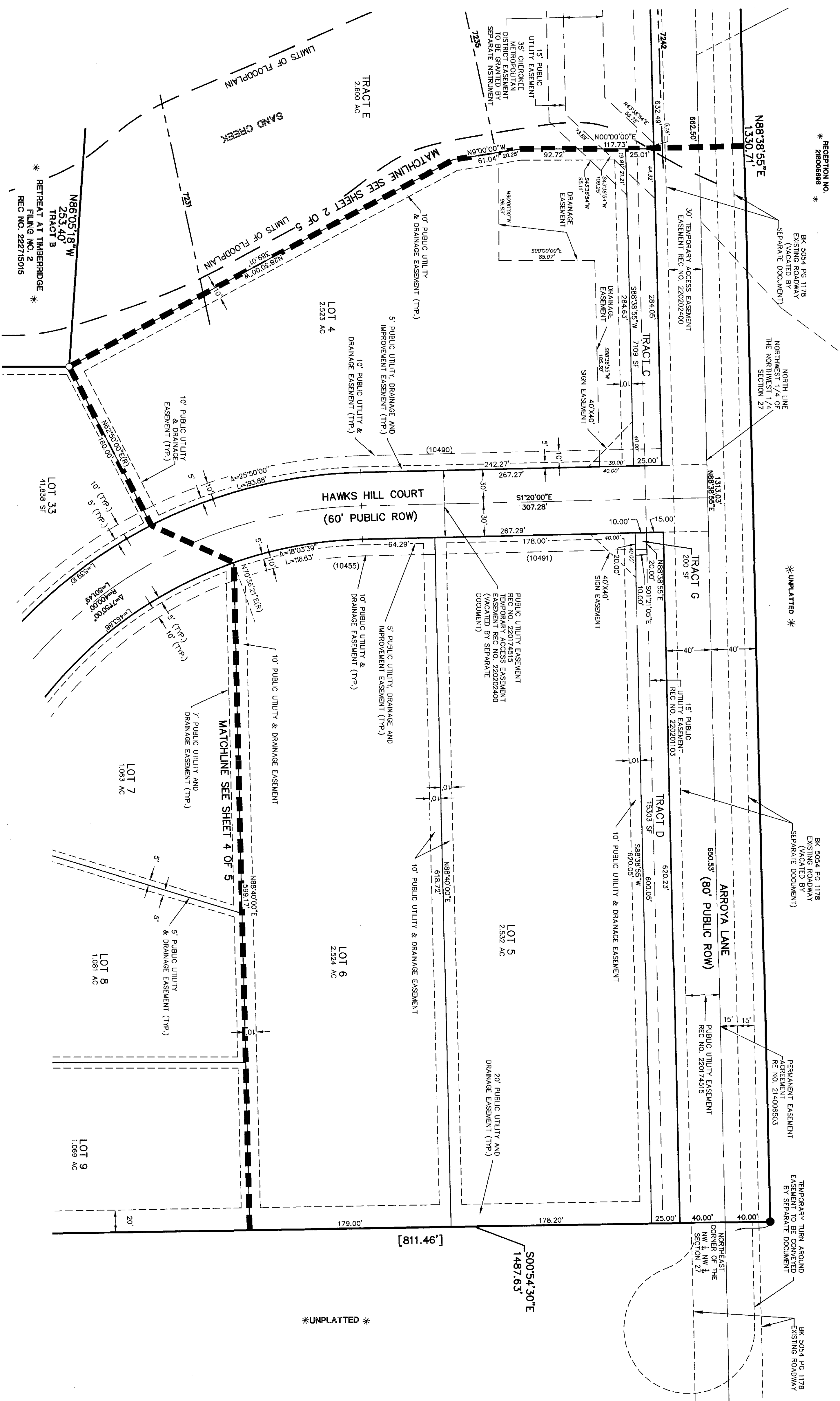
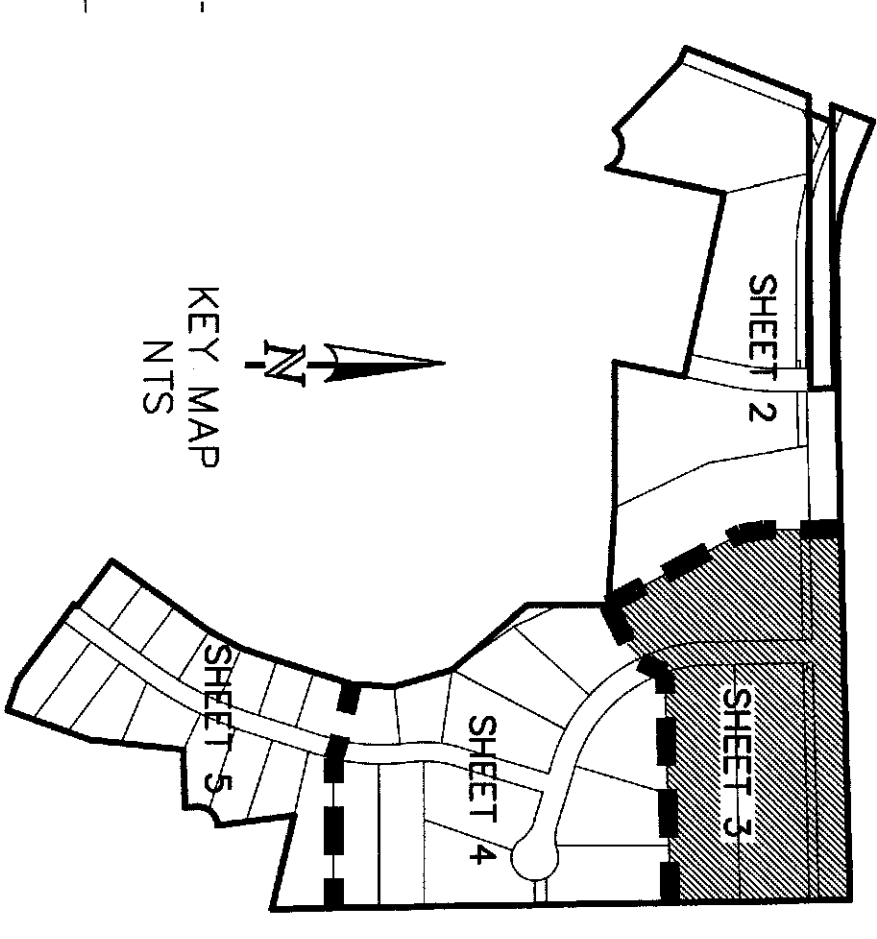
* UNPLATTED *

TRACT C
SEC. 28, T12S, R65W
ROUND 3-1/4" ALUMINUM CAP
STAMPED FEB 15 1937, 2889

RETREAT AT TIMBERIDGE
FILING NO. 3
JOB NO. 1185.30
AUGUST 15, 2024
SHEET 2 OF 5



RETREAT AT TIMBERIDGE FLING NO. 3
A PORTION OF SECTIONS 21, 22, 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGEND

7174 BASE FLOOD ELEVATION

[811.46] 1400' INTERVAL DIMENSION

(R) RADIAL BEARING

AC ACRES

SF SQUARE FEET

1-1/2" ALUMINUM SURVEYORS CAP STAMPED

W/ASSIGNING SURVEYOR'S SIGNATURE

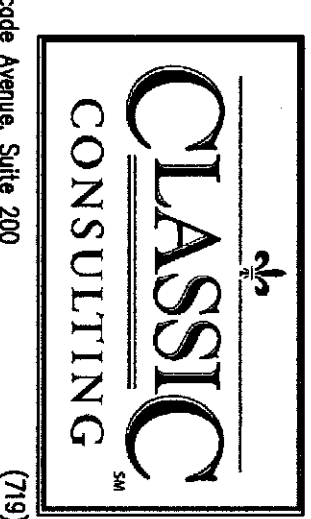
NOT PART OF THIS SUBDIVISION

(xxx) ADDRESS

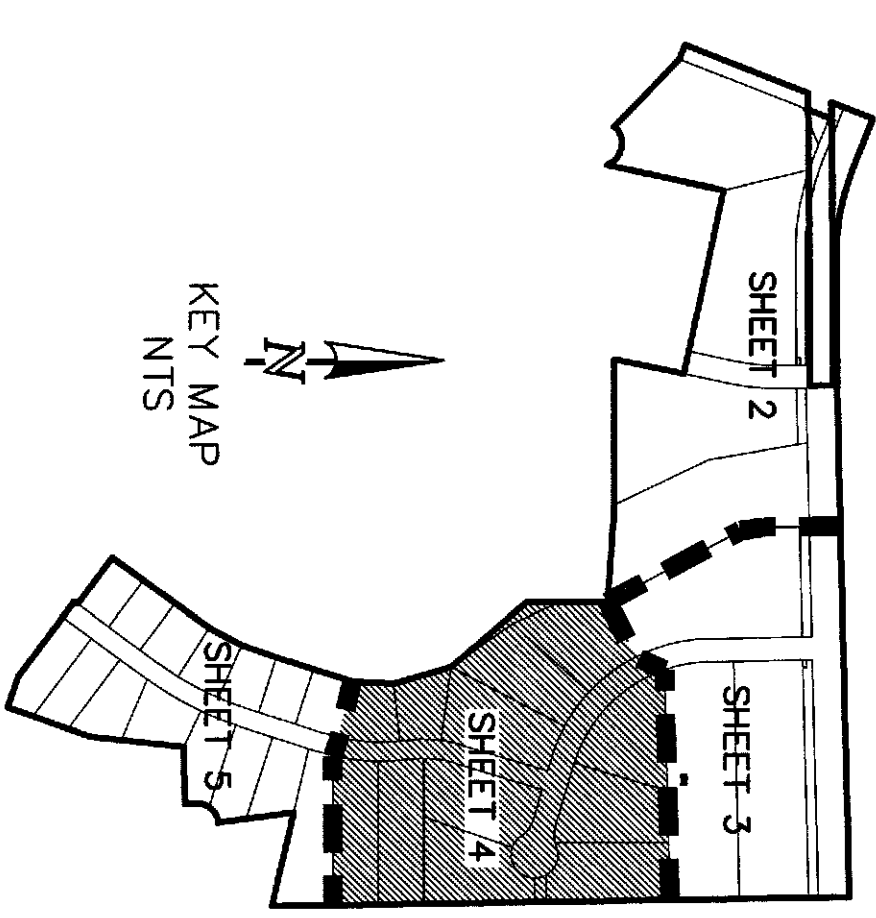
SCALE: 1" = 50'
U.S. SURVEY FEET

50 25 0 50 100

RETREAT AT TIMBERIDGE
FLING NO. 3
JOB NO. 1185.30
AUGUST 15, 2024
SHEET 3 OF 5

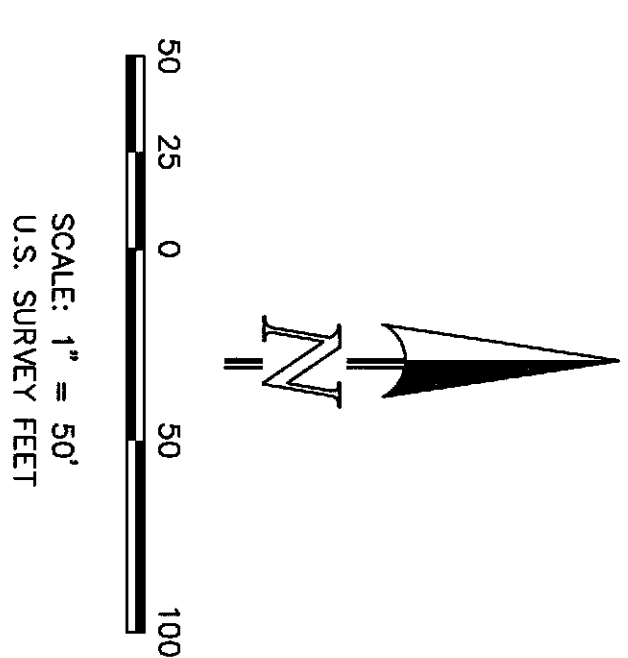


RETREAT AT TIMBRIDGE FLING NO. 3
A PORTION OF SECTIONS 21, 22, 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

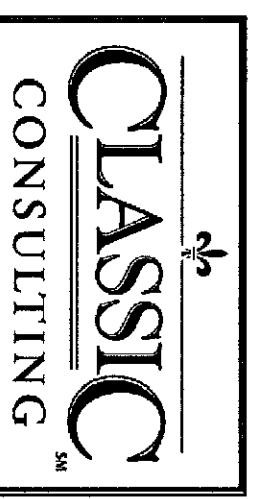


LEGEND

- 7174 BASE FLOOD ELEVATION
- [811.46] 1400' INTERNAL DIMENSION
- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED
- ACES LLC HAS 2497 TO BE SET FORTH
- W/ GROUND UNLESS OTHERWISE NOTED
- NO. 5 REBAR W/1-1/2" ALUMINUM
- CAP STAMPED ACES LLC HAS 30118"
- UNLESS OTHERWISE NOTED
- * NOT PART OF THIS SUBDIVISION
- (XXXX) ADDRESS

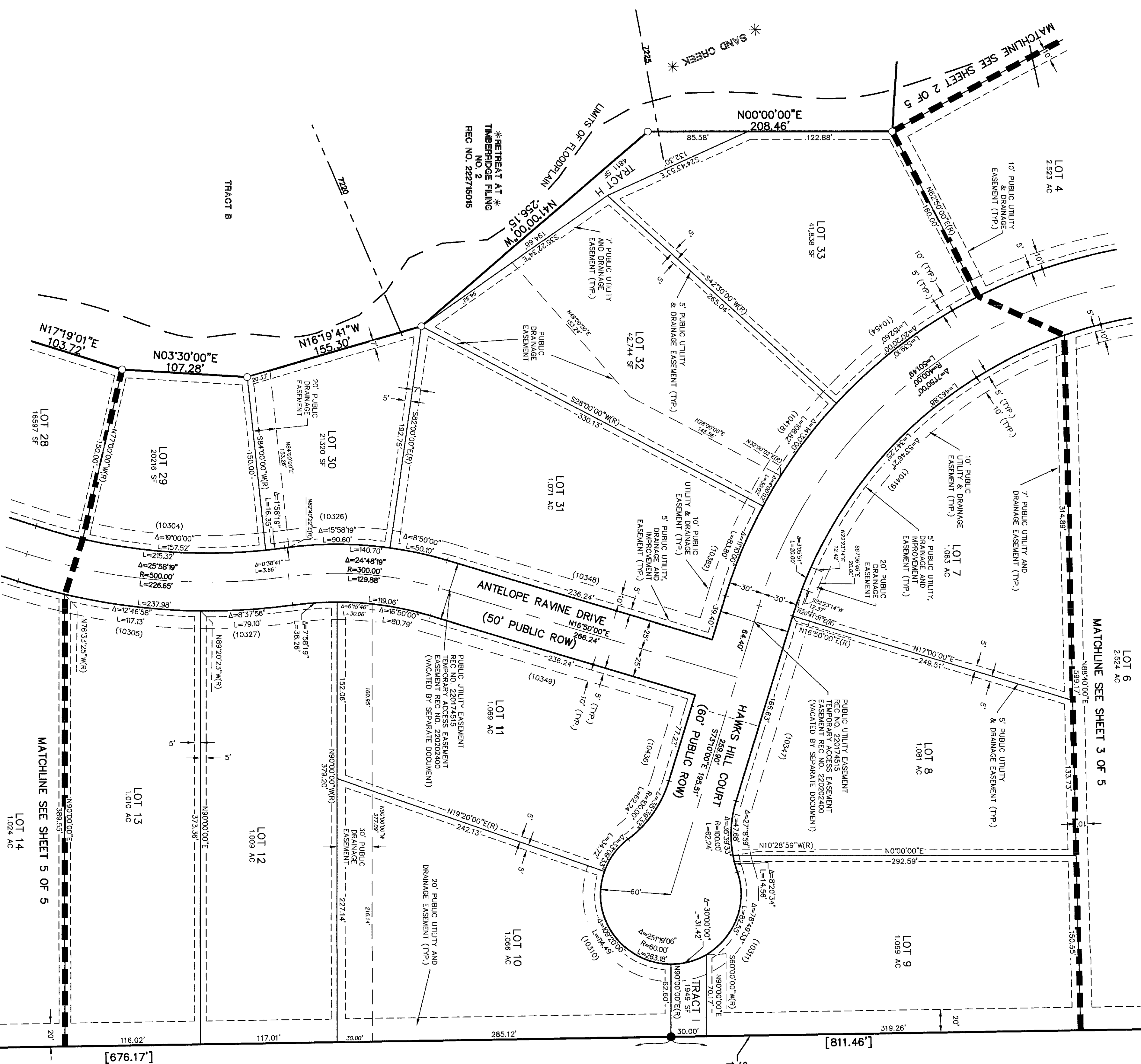


RETREAT AT TIMBRIDGE
FLING NO. 3
JOB NO. 1185.30
AUGUST 15, 2024
SHEET 4 OF 5



PCD FILE NO.: SF2241

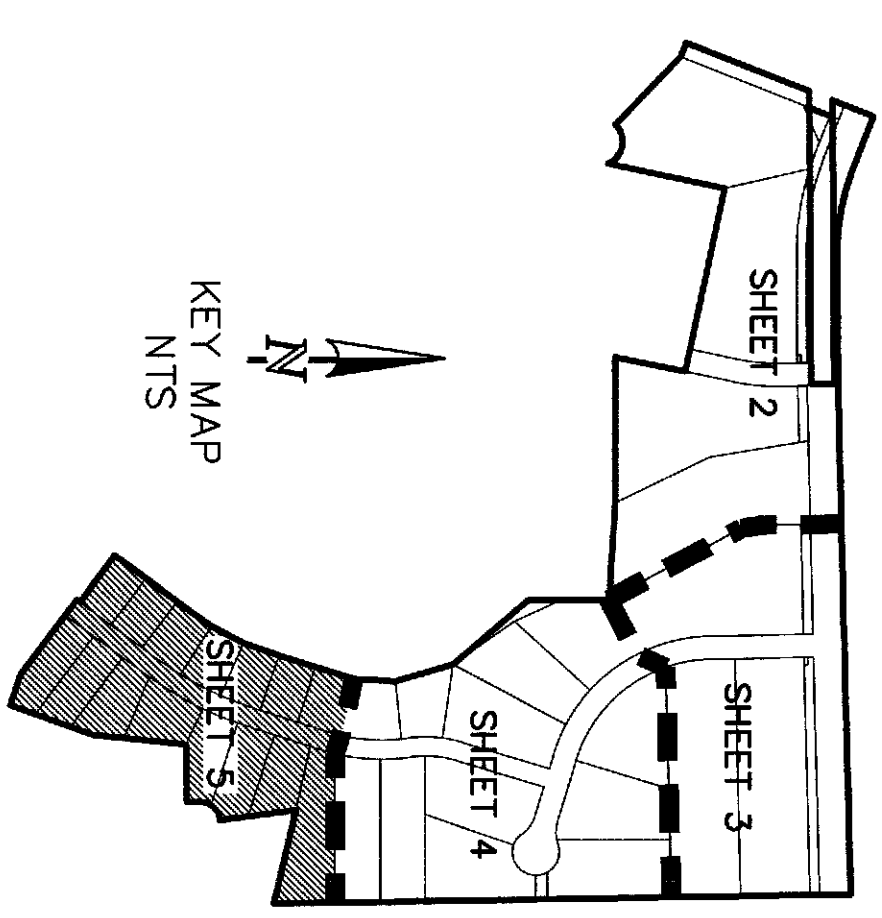
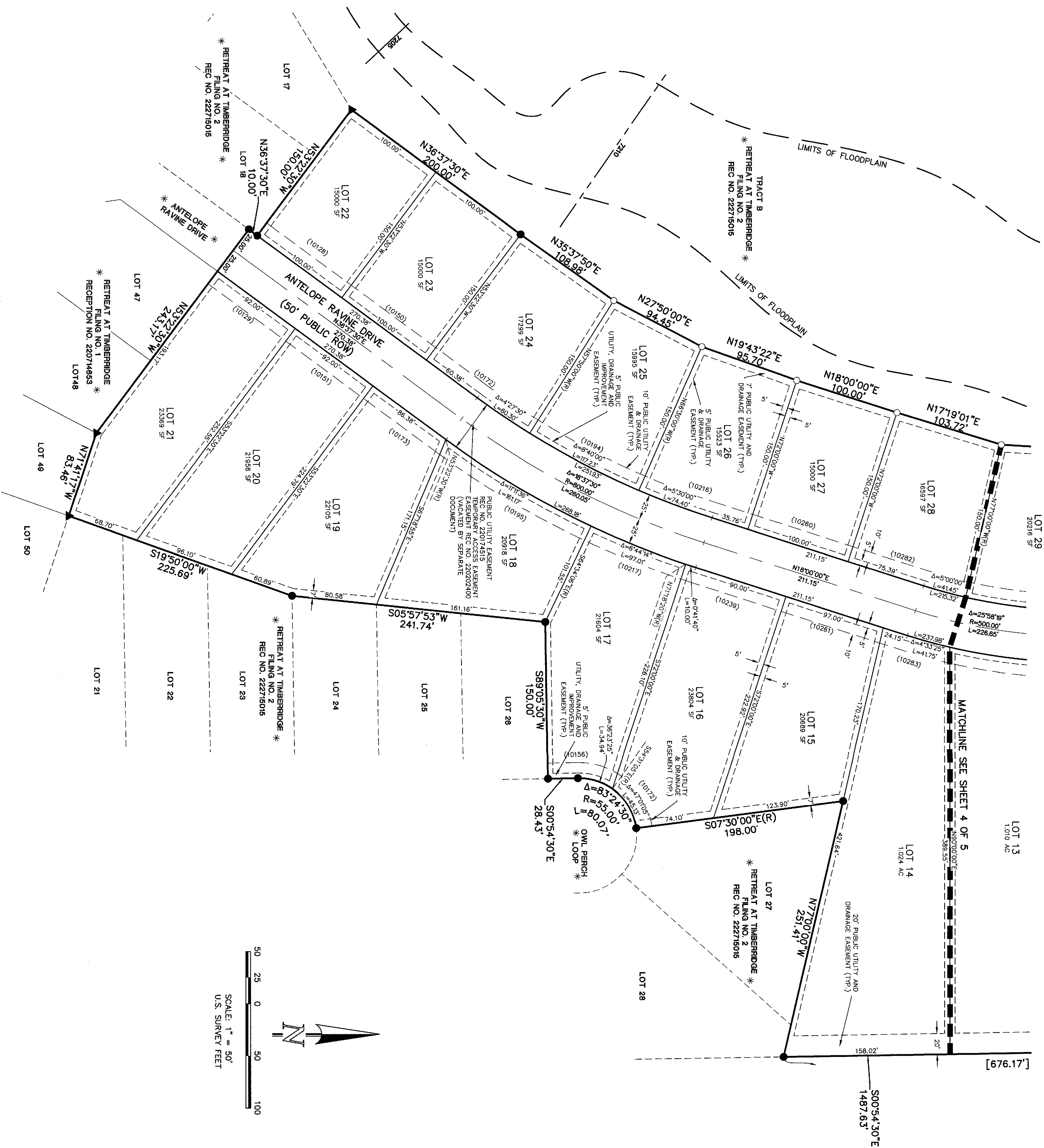
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790



UNPLATTED

RETREAT AT TIMBERIDGE FLING NO. 3

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EL PASO COUNTY, COLORADO



LEGEND

7174 BASE FLOOD ELEVATION

[811.46] 1400' INTERVAL DIMENSION

(R) RADIAL BEARING

AC ACRES

SF SQUARE FEET

NO. 5 REBAR W/1-1/2" ALUMINUM CAP STAMPED COCS LLC PLS. 348277 SET FLUSH W/GROUND UNLESS OTHERWISE NOTED

NO. 5 REBAR W/1-1/2" ALUMINUM CAP STAMPED COCS LLC PLS. 30718" RECOVERED FLUSH UNLESS OTHERWISE NOTED

NO. 5 REBAR W/1-1/4" ORANGE PLASTIC CAP STAMPED "COCS LLC PLS. 38120" RECOVERED FLUSH W/GROUND UNLESS OTHERWISE NOTED

NOT PART OF THIS SUBDIVISION

(XXXX) ADDRESS



RETREAT AT TIMBERIDGE
FLING NO. 3
JOB NO. 1185.30
AUGUST 15, 2024
SHEET 5 OF 5