<b>BE IT KNOWN BY THESE PRESENTS:</b> THAT TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:	RETRI
<b>LEGAL DESCRIPTION:</b> A PARCEL OF LAND BEING A PORTION OF SECTIONS 21, 22, 27 AND 28, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3–1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3–1/4" ALUMINUM SURVEYORS CAP STAMPED	<b>ACCEPTANCE CERTIFICATE FOR TRACTS</b> THE DEDICATION OF TRACTS A THRU E AND H WITH USE STAT HEREBY ACCEPTED FOR MAINTENANCE BY THE RETREAT METRO
"ESI 10376, 2006", IS ASSUMED TO BEAR S89"08'28"W A DISTANCE OF 1356.68 FEET. COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF POCO ROAD AS PLATTED IN RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER	BY:
RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO; THENCE N09°49'11"E, A DISTANCE OF 2334.95 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430, SAID POINT BEING THE NORTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO.	OF THE RETREAT METROPOLITAN DISTRICT NO. 1. STATE OF COLORADO ) )ss COUNTY OF EL PASO )
222715015, SAID POINT BEING THE POINT OF BEGINNING; THENCE N21°41'10"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD, A DISTANCE OF 342.36 FEET TO A POINT ON THE SOUTHWESTERLY CORNER OF ARROYA LANE AS DESCRIBED IN A DOCUMENT	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
RECORDED IN BOOK 2678 AT PAGE 431; THENCE N89°40'23"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431, A DISTANCE OF 761.52 FEET TO THE SOUTHEASTERLY CORNER OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 SAID	WITNESS MY HAND AND OFFICIAL SEAL.
POINT BEING ON THE EAST LINE OF SAID SECTION 28; THENCE NO0°52'58"W, ON THE EASTERLY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 AND THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 SAID POINT BEING THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°37'14"W, ON THE EASTERLY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 AND THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK	MY COMMISSION EXPIRES:
2678 AT PAGE 431; THENCE S89°40'23"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431, A DISTANCE OF 736.82 FEET TO A POINT ON THE	BY: AS:
EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430; THENCE N21°41'10"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430, A DISTANCE OF 113.86 FEET; THENCE S68°26'02"E, A DISTANCE OF 147.97 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°53'35", A RADIUS OF 560.00 FEET	OF THE RETREAT METROPOLITAN DISTRICT NO. 2. STATE OF COLORADO ) )ss COUNTY OF EL PASO )
AND A DISTANCE OF 213.98 FEET TO A POINT OF TANGENT; THENCE N89°40'23"E, A DISTANCE OF 347.83 FEET; THENCE N88°38'55"E, A DISTANCE OF 1330.86 FEET; THENCE S00°54'30"E, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME OF, 20, A.D. BY OF THE RETREAT METROPOLIT
OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE S00°54'30"E, A DISTANCE OF 1447.63 FEET TO THE NORTHEASTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715015;	WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:
THENCE ON THE NORTHERLY AND EASTERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2 THE FOLLOWING SEVEN (7) COURSES:	GENERAL NOTES:
<ol> <li>N77'00'00"W, A DISTANCE OF 251.41 FEET;</li> <li>S07'30'00"E, A DISTANCE OF 198.00 FEET TO A POINT ON CURVE;</li> <li>ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S07'30'00"E, HAVING A DELTA OF</li> </ol>	<ol> <li>THE DATE OF PREPARATION IS DECEMBER 8, 2022.</li> <li>THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS THE SIXTH PRINCIPAL MERIDIAN.</li> </ol>
<ul> <li>83°24'30", A RADIUS OF 55.00 FEET AND A DISTANCE OF 80.07 FEET TO A POINT OF TANGENT;</li> <li>4. S00°54'30"E, A DISTANCE OF 28.43 FEET;</li> <li>5. S89°05'30"W, A DISTANCE OF 150.00 FEET;</li> <li>6. S05°57'53"W, A DISTANCE OF 241.74 FEET;</li> <li>7. S19°50'00"W, A DISTANCE OF 225.69 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1;</li> </ul>	3. LOT 1: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF A FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, ALL F FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPO SIDE OF ANY LOT ABUTTING A RIGHT-OF-WAY FOR PUBLIC U (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
THENCE ON THE NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING TWO (2) COURSES:	LOTS 2 – 6: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDE (10) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPO
<ol> <li>N71*41'17"W, A DISTANCE OF 83.46 FEET;</li> <li>N53*22'30"W, A DISTANCE OF 243.17 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2;</li> </ol>	SIDE OF ANY LOT ABUTTING A RIGHT-OF-WAY FOR PUBLIC ( (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY
THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2 THE FOLLOWING TWENTY (20) COURSES: 1. N36°37'30"E, A DISTANCE OF 10.00 FEET; 2. N53°22'30"W, A DISTANCE OF 150.00 FEET;	LOTS 7 – 30: UNLESS SHOWN GREATER IN WIDTH, BOTH SID (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, A FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPO SIDE OF ANY LOT ABUTTING A RIGHT-OF-WAY FOR PUBLIC U (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY
<ol> <li>N36°37'30"E, A DISTANCE OF 200.00 FEET;</li> <li>N35°37'50"E, A DISTANCE OF 108.98 FEET;</li> <li>N27°50'00"E, A DISTANCE OF 94.45 FEET;</li> <li>N19°43'22"E, A DISTANCE OF 95.70 FEET;</li> <li>N18°00'00"E, A DISTANCE OF 100.00 FEET;</li> </ol>	<ol> <li>THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ODEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAIL AND TRAFFIC STUDY IN FILE NO. SP-182.</li> <li>THE TOTAL NUMBER OF LOTS BEING PLATTED IS 33. THE TOTAL NUMBER OF LOTS BEING PLATTED PLA</li></ol>
<ol> <li>N17*19'01"E, A DISTANCE OF 103.72 FEET;</li> <li>N03*30'00"E, A DISTANCE OF 107.28 FEET;</li> <li>N16*19'41"W, A DISTANCE OF 155.30 FEET;</li> <li>N41*00'00"W, A DISTANCE OF 256.15 FEET;</li> </ol>	<ol> <li>PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RET INSTRUMENTS RECORDED UNDER RECEPTION NO. 220087614, 219166057, 221040822 AND 222037429 AND AS AMENDED / BY INSTRUMENT RECORDED UNDER RECEPTION NO. 22008761</li> </ol>
<ol> <li>N00°00'00"E, A DISTANCE OF 208.46 FEET;</li> <li>N86°05'18"W, A DISTANCE OF 253.40 FEET;</li> <li>N90°00'00"W, A DISTANCE OF 378.68 FEET;</li> <li>N12°00'00"E, A DISTANCE OF 183.00 FEET;</li> </ol>	<ul> <li>221040882 AND 222037429 AND AS AMENDED .</li> <li>7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICAE</li> </ul>
<ol> <li>N78°00'00"W, A DISTANCE OF 490.00 FEET;</li> <li>S12°00'00"W, A DISTANCE OF 307.77 FEET TO A POINT ON CURVE;</li> <li>ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S68°21"36"W, HAVING A DELTA OF 114°51'36", A RADIUS OF 60.00 FEET AND A DISTANCE OF 120.28 FEET TO A POINT ON CURVE;</li> </ol>	DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTME U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMI 8. THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR II
19. N46°30'00"W, A DISTANCE OF 243.59 FEET; 20. N68°18'50"W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.	<ul> <li>DESCRIPTION AND ARE SUBJECT TO CHANGE.</li> <li>9. FLOODPLAIN STATEMENT: THIS SITE, RETREAT AT TIMBERRIDGE FILING NO. 3, IS PARTIA</li> </ul>
CONTAINING A CALCULATED AREA OF 44.351 ACRES. OWNERS CERTIFICATE: THE UNDERSIONED REINC ALL THE OWNERS MORTCACEES, RENEEICIARIES OF DEEDS OF TRUST AND HOLDERS.	BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SH 10. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED,
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RETREAT AT TIMBERRIDGE FILING NO. 3. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND	SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EIT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLI RECEPTION NO IN THE OFFICE OF TH THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKI ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMEN ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOAF
EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.	SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE EXECUTIVE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RE PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FOR ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSI AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMF SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN
OWNER: THE AFOREMENTIONED, TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS DAY OF, 20, 20, A.D.	AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT 11. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN A RECEPTION NO. 218040692 OF THE RECORDS OF EL PASO C
BY:, ZO, A.D. DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.	<ol> <li>MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATES POSTAL SERVICE REGULATIONS.</li> <li>FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DIS</li> </ol>
STATE OF COLORADO )	<ol> <li>14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACE MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISE</li> </ol>
) ss COUNTY OF EL PASO ) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20, A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF TIMBERRIDGE	15. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETEN INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND T SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON T CAPSTONE TITLE WITH AN FEFECTIVE DATE OF DECEMBER 1
DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.	CAPSTONE TITLE, WITH AN EFFECTIVE DATE OF DECEMBER 1, 16. PURSUANT TO RESOLUTION, APPROVED BY THE BO DISTRICT NO. 3 AND RECORDED IN THE RECORDS OF THE EL , THE PARCELS WITHIN THE PLATTED B INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY
WITNESS MY HAND AND OFFICIAL SEAL.  MY COMMISSION EXPIRES:	SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY 17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND A OF ANY DRIVEWAY.
NOTARY PUBLIC	

# TREAT AT TIMBERRIDGE FILING NO.

A PORTION OF SECTIONS 21, 22, 27 AND 28, Ship 12 South, Range 65 West of the Sixth Principal Meric EL PASO COUNTY, COLORADO

### ACTS WITH USE STATED IN THE TRACT TABLE. ARE RETREAT METROPOLITAN DISTRICTS NO. 1.

GED BEFORE ME THIS \_\_\_\_\_ DAY

AT METROPOLITAN DISTRICT NO. 1.

# NOTARY PUBLIC

## RACTS

IN THE TRACT TABLE, ARE HEREBY ACCEPTED ITAN DISTRICTS NO. 2.

# 2.

CCES RESPONSES

GED BEFORE ME THIS \_\_\_\_\_ DAY AT METROPOLITAN DISTRICT NO. 2

## NOTARY PUBLIC

### 2022.

MITHIN SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF

BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) DRAINAGE, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND OR AY FOR PUBLIC UTILITIES, DRAINÁGE AND IMPROVEMENT PURPOSES, AND A TEN LAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE Y OWNERS.

IDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN AND DRAINAGE, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND OR Y FOR PUBLIC UTILITIES, DRAINAGE AND IMPROVEMENT PURPOSES, AND A TEN LAT, FOR PUBLIC UTILITIES AND DRAINAGE, WITH THE SOLE RESPONSIBILITY FOR DUAL PROPERTY OWNERS.

WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE ND DRAINAGE, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR AY FOR PUBLIC UTILITIES, DRAINAGE AND IMPROVEMENT PURPOSES, AND A TEN LAT, FOR PUBLIC UTILITIES AND DRAINAGE, WITH THE SOLE RESPONSIBILITY FOR IDUAL PROPERTY OWNERS.

TED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT

IS 33. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 9.

IDED IN THE RETREAT METROPOLITAN DISTRICT NO. 1. AS EVIDENCED BY NO. 220087614, 220114578, 221119288, 22119293, 219117055, 221040860, D AS AMENDED AND THE RETREAT METROPOLITAN DISTRICT NO. 2, AS EVIDENCED NO. 220087615, 221040842, 22119288, 219117055, 2210400860, 219166057,

ID STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO RADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE DRADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.

PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL

NO. 3, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED NUMBER 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X AND AE) HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.

LD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT ID COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE WEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN OVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH D BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE THE EXECUTIVE DIRECTOR AND MEET THE POLICY AND PROCEDURE O THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF TS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT EXECUTIVE TERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY DUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS

OPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER OF EL PASO COUNTY AND AS AMENDED.

ANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED

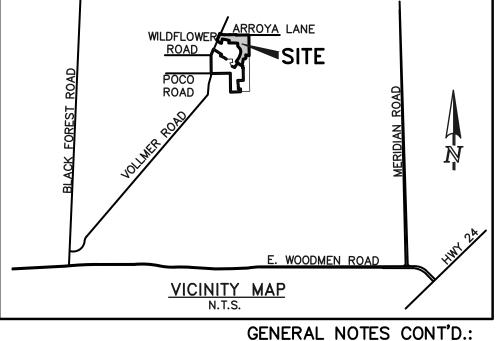
PROTECTION DISTRICT.

FERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY SS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

EARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL OF-WAY AND TITLE OF RECORD. CLASSIC CONSULTING ENGINEERS AND RELIED UPON THE TITLE COMMITMENT ORDER NUMBERS 221502 PREPARED BY OF DECEMBER 1, 2022 AT 8:00 A.M.

VED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT RDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. THE PLATTED BOUNDARIES OF RETREAT AT TIMBERRIDGE FILING NO. 3 ARE L PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE AND MILL LEVY.

PLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT



18. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND

MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 2.

PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE IN OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUC OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

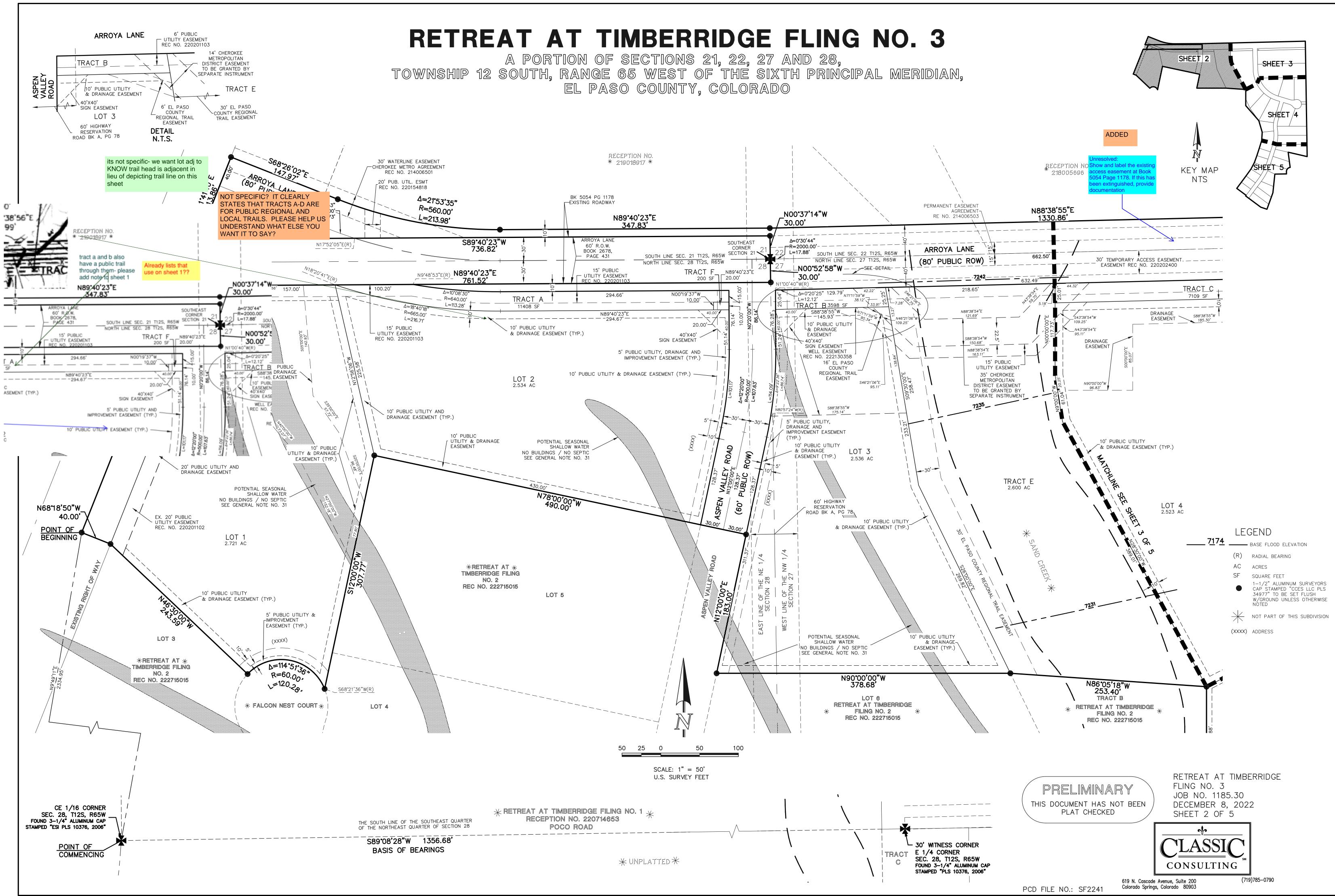
LOTS 5, 6, 9, 10 AND 12-14 SHALL ACCEPT DRAINAGE FROM UPSTREAM AREAS AND THE PURCHASERS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SIDE-LOT DRAINAGE SWALES TO ACCOMMO RUNOFF.

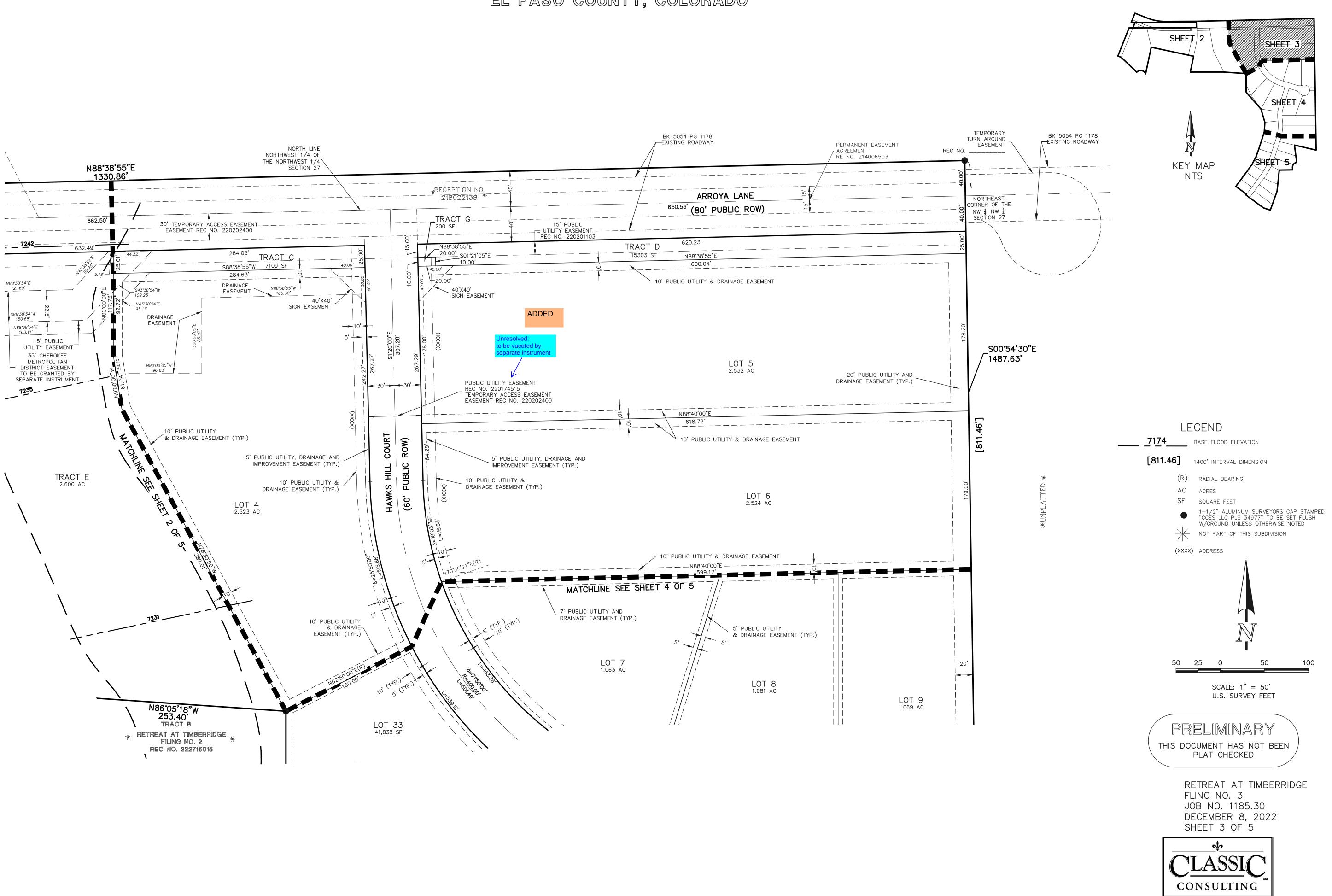
- 19. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- 20. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WH OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMIN "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006", IS ASSUM DISTANCE OF 1356.68 FEET.
- 21. TRACTS A THRU D ARE FOR PUBLIC REGIONAL AND LOCAL TRAILS, PUBLIC UTILITIES AND OPEN SPACE, AND MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1.
- 22. TRACT I IS FOR PUBLIC REGIONAL AND LOCAL TRAILS, PUBLIC UTILITIES AND OPEN SPACE, SAID TRACT
- 23. TRACT E AND H ARE FOR PUBLIC REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITI TRACT WILL BE OWNED BY EL PASO COUNTY WITH AESTHETIC MAINTENANCE BY THE RETREAT METROPO
- 24. TRACTS F AND G WILL BE OWNED AND MAINTAINED BY THE OWNER OF OF RECORD. ADDED
- add" to be installed by subdivider, \_\_\_\_name\_\_\_" 25. UTILITY PROVIDERS: WATER AND SANITARY SEWER: LOTS 1-3 INDIVIDUAL WELL AND SEPTIC SYSTEM WATER AND SANITARY SEWER: LOTS 4-33 STERLING RANCH METROPOLITAN DISTRICT FALCON AREA WATER & WASTEWATER AUTHORITY MOUNTAIN VIEW ELECTRIC ASSOCIATION ELECTRIC:
- GAS: NOTE 30 IS REFERRING TO THE UNDERDRAIN 26. ALL PROPERTY WITHIN T WITHIN THE PUBLIC ROW ADJACENT TO THE VENANTS, CONDI EASEMENTS FOR RETRE SANITARY SEWER. THIS SYSTEM IS EPTION NO. 2201 COUNTY, COLORADO. MAINTAINED BY THE METRO DISTRICT. 27. ALL STRUCTURAL FOUND RRENTLY LICENSE THE LAST PART OF NOTE 31 IS REFERRING TO 28. WATER IN THE DENVER I THE FOUNDATION DRAINS WITHIN EACH HOWEVER, FOR EAR AQUIFER LI FUTURE OWNERS IN THE INDIVIDUAL LOT. THOSE ARE MAINTAINED BY A WATER SUPP
- DENVER BASIN AQUIFER ANTICIPATED WATER LEV THE INDIVIDUAL PROPERTY OWNER. ED FOR ALLOCAT NOT RELY SOLE AQUIFERS. AI TERNATIVE ORPORATED IN PLAN THAT PROVIDES FLADDED ADDITIONAL LANGUAGE TO EACH
- 29. THERE SHALL BE NO DIF NOTE TO BETTER EXPLAIN THIS.

30. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING DISTRICT SHALL BE MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1. 31. SOIL AND GEOLOGY CONDITIONS:

- GEOLOGIC HAZARD NOTE-FINAL PLAT: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOIL, GEOLOGY, GEOLOG STUDY. THE RETREAT AT TIMBERRIDGE, VOLLMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO DATED APRIL 12, 2017, REVISED DECEMBER 1, 2017, REVISED JUNE 10, 2022 IN FILE RETREAT AT TIMBE FILE NO. SP 182 AND FILE NO. SF2241 AVAILABLE AT EL PASO COUNTY PLANNING AND COMMUNITY DEV POTENTIAL SEASONAL SHALLOW WATER: LOTS 1-3, NO BUILDINGS OR SEPTIC SYSTEMS ARE ALLOWED IN DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDEROROUND
- OF SAID UNDERGROUND DRAINAGE SYSTEM SHALL BE BY THE INDIVIDUAL PROPERTY OWNER. 32. THE PRIVATE DETENTION BASIN/ STORM WATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE RECORDED UNDER RECEPTION NO. \_ THE CHANNEL AND WETLAND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. \_\_\_\_\_
- 33. INDIVIDUAL WELLS FOR LOTS 1-3 ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO ISSUANCE OF THESE PERMITS.
- 34. WATER RIGHTS AVAILABLE TO SERVE INDIVIDUAL WELLS ON LOTS 1-3 SHALL BE OWNED BY THE RETREA AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.
- 35. PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION
- 36. THE FENCE ON LOT 1 ADJACENT TO VOLLMER ROAD AND THE REAR LOT LINES OF 5, 6, 9, 10 AND 12 BY THE DEVELOPER AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- 37. SEWAGE TREATMENT FOR LOTS 1-3 IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO ( MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEERED SY
- 38. APPROVAL OF THIS PLAT HEREBY VACATES AND RELEASES ANY RIGHTS EL PASO COUNTY MAY HAVE THE 30 FEET ON EACH OF THE SECTION LINES RECORDED IN ROAD BOOK A AT PAGE 78 AND BOOK 57 AFFECT THIS PLAT.
- 39. RESERVATION BY KAY JUANITA MCGINNIS AND JOAN CHARLEEN CORNELL AND RITA ANN O'DELL AND CH RECORDED NOVEMBER 15, 2016 AT RECEPTION NO. 216132317 OF ANY AND ALL RIGHTS TO ANY AND MINERALS UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.

	SUMMARY TABLE: LOTS SQUARE FEET PERCEN	TAGE OWNER MAINTENANCE
10.3	TRACT A-D (PUBLIC REGIONAL & LOCAL TRAILS, EXISTING 37,419 1.94 DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE)	
MERIDIAN,	TRACT E AND H (PUBLIC REGIONAL & LOCAL TRAILS, 118,073 6.1 EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE)	I% EL PASO EL PASO AESTHETIC COUNTY MAINTENANCE BY DISTRICT NO. 1
	TRACT I (PUBLIC REGIONAL & 1,949 0.10 LOCAL TRAILS, PUBLIC UTILITIES AND OPEN SPACE)	0% THE RETREAT THE RETREAT DISTRICT NO. 2 DISTRICT NO. 2
	TRACT F AND G (DIRECTORS 400 0.02 PARCELS)	2% TIMBERRIDGE TIMBERRIDGE DEVELOPMENT DEVELOPMENT GROUP, LLC GROUP, LLC
	LOTS (33 TOTAL) 1,472,691 76.23 R.O.W. 301,387 15.60	% COUNTY COUNTY
	TOTAL 1931,919 100.00 SURVEYOR'S STATEMENT:	0%
	I, ROBERT L. MEADOWS JR., A DULY LICENSED PROF STATE OF COLORADO, DO HEREBY CERTIFY THIS PL REPRESENTS THE RESULTS OF A SURVEY MADE ON MY DIRECT SUPERVISION AND THAT ALL MONUMENTS MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1 BEEN PREPARED IN FULL COMPLIANCE WITH ALL AP COLORADO DEALING WITH MONUMENTS, SUBDIVISION, APPLICABLE PROVISION OF THE EL PASO COUNTY L	AT TRULY AND CORRECTLY DATE OF SURVEY, BY ME OR UNDER S EXIST AS SHOWN HEREON; THAT 1:10.000; AND THAT SAID PLAT HAS PLICABLE LAWS OF THE STATE OF OR SURVEYING OF LAND AND ALL
RAINAGE IN AND THROUGH THEIR PROPERTY. AINED BY THE INDIVIDUAL LOT OWNERS UNLESS E AROUND STRUCTURES INCLUDING ELEVATIONS 3 AND SWALES. HOMEOWNERS SHALL NOT CONSTRUCTED BY THE BUILDER, IN A MANNER CES, MATERIALS OR LANDSCAPING THAT COULD	I ATTEST THE ABOVE ON THIS DAY C	F, 20
THE PURCHASERS OF THESE LOTS ARE LES TO ACCOMMODATE THE STORMWATER		
DING NECESSARY DRAINAGE CULVERTS PER LAND		
HEAST QUARTER OF SECTION 28, TOWNSHIP 12 HE WEST END WHICH IS THE SOUTHWEST CORNER A 3–1/4" ALUMINUM SURVEYORS CAP STAMPED THE EAST OF THE EAST QUARTER CORNER OF 2006", IS ASSUMED TO BEAR S89°08°28"W A	ROBERT L. MEADOWS JR., PROFESSIONAL LAND SUR	VEYOR DATE
ND OPEN SPACE, SAID TRACTS WILL BE OWNED	COLORADO P.L.S. NO. 34977 FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.	
ACE, SAID TRACT WILL BE OWNED AND		
Y, PUBLIC UTILITIES AND OPEN SPACE, SAID ETREAT METROPOLITAN DISTRICT NO. 1.	NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMEN	
DDED	UPON ANY DEFECT IN THIS SURVEY WITHIN THREE SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BA SURVEY BE COMMENCED MORE THAN TEN YEARS FI	SED UPON ANY DEFECT IN THIS
	CERTIFICATION SHOWN HEREON.	
ORITY	COUNTY APPROVAL CERTIFICATE:	
VENANTS, CONDITIONS, RESTRICTIONS AND EPTION NO. 220174542 RECORDS OF EL PASO	THIS PLAT FOR RETREAT AT TIMBERRIDGE FILING NO. 3 EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNIN	
RRENTLY LICENSED IN THE STATE OF COLORADO.	DEPARTMENT ON THIS DAY OF, 20. HEREON AND ANY CONDITIONS INCLUDED IN THE RECOR THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AI	D OF ADMINISTRATIVE DETERMINATION.
HOWEVER, FOR EL PASO COUNTY PLANNING EAR AQUIFER LIFE. APPLICANTS AND ALL A WATER SUPPLY BASED ON WELLS IN A GIVEN ED FOR ALLOCATION INDICATED DUE TO NOT RELY SOLELY UPON NON-RENEWABLE ORPORATED IN A PERMANENT WATER SUPPLY	PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAIN COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLI REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND SUBDIVISION IMPROVEMENTS AGREEMENT.	NTENANCE RESPONSIBILITY OF EL PASO C IMPROVEMENTS IN ACCORDANCE WITH THE
D ARROYA LANE.		
BY THE STERLING RANCH METROPOLITAN tie to storm system dont they	EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	C DATE
E IMPACTED BY GEOLOGIC HAZARDS. MITIGATION EOLOGY, GEOLOGIC HAZARD AND WASTEWATER OUNTY, COLORADO BY ENTECH ENGINEERING INC, ETREAT AT TIMBERRIDGE FILE NO. PUD 17-003, O COMMUNITY DEVELOPMENT: ARE ALLOWED IN THESE AREAS.	CLERK AND RECORDER: STATE OF COLORADO	
UNDERGROUND DRAINAGE SYSTEM. MAINTENANCE	) ss COUNTY OF EL PASO ) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS	FILED FOR RECORD IN MY OFFICE AT
MAINTENANCE AGREEMENT AND EASEMENT IS	O'CLOCKM. THISDAY OF, AT RECEPTION NO COLORADO.	
N NO	STEVE SCHLEIKER, RECORDER	
IE AUTHORITY TO SET CONDITIONS FOR THE	BY: DEPUTY	
) BY THE RETREAT METROPOLITAN DISTRICT NO. 1 RTIFICATE FROM THE DISTRICT GRANTING THE	DRAINAGE: <u>\$43,179.76</u>	
AT RECEPTION NO	BRIDGE FEES: <u>CREDIT (TBD)</u>	PRELIMINARY
6, 9, 10 AND 12 THRU 14 SHALL BE INSTALLED R. THE EL PASO COUNTY HEALTH DEPARTMENT N ENGINEERED SYSTEM PRIOR TO PERMIT	URBAN PARK:	THIS DOCUMENT HAS NOT BEEN
NTY MAY HAVE ACQUIRED OR BE ENTITLED TO IN	SCHOOL FEE: <u>FALCON SCHOOL DISTRICT NO. 49</u> <u>ACADEMY SCHOOL DISTRICT NO. 20</u>	
78 AND BOOK 571 AT PAGE 55, AS THEY MAY N O'DELL AND CHARLES L. O'DELL IN DEED S TO ANY AND ALL OIL, GAS AND OTHER	TIMBERRIDGE DEVELOPMENT GROUP, LLC FILING 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 JOB N DECEM	AT AT TIMBERRIDGE NO. 3 O. 1185.30 BER 8, 2022 1 OF 5
	NO. REVISION DATE	SSIC JLTING (719)785-0790





# **RETREAT AT TIMBERRIDGE 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

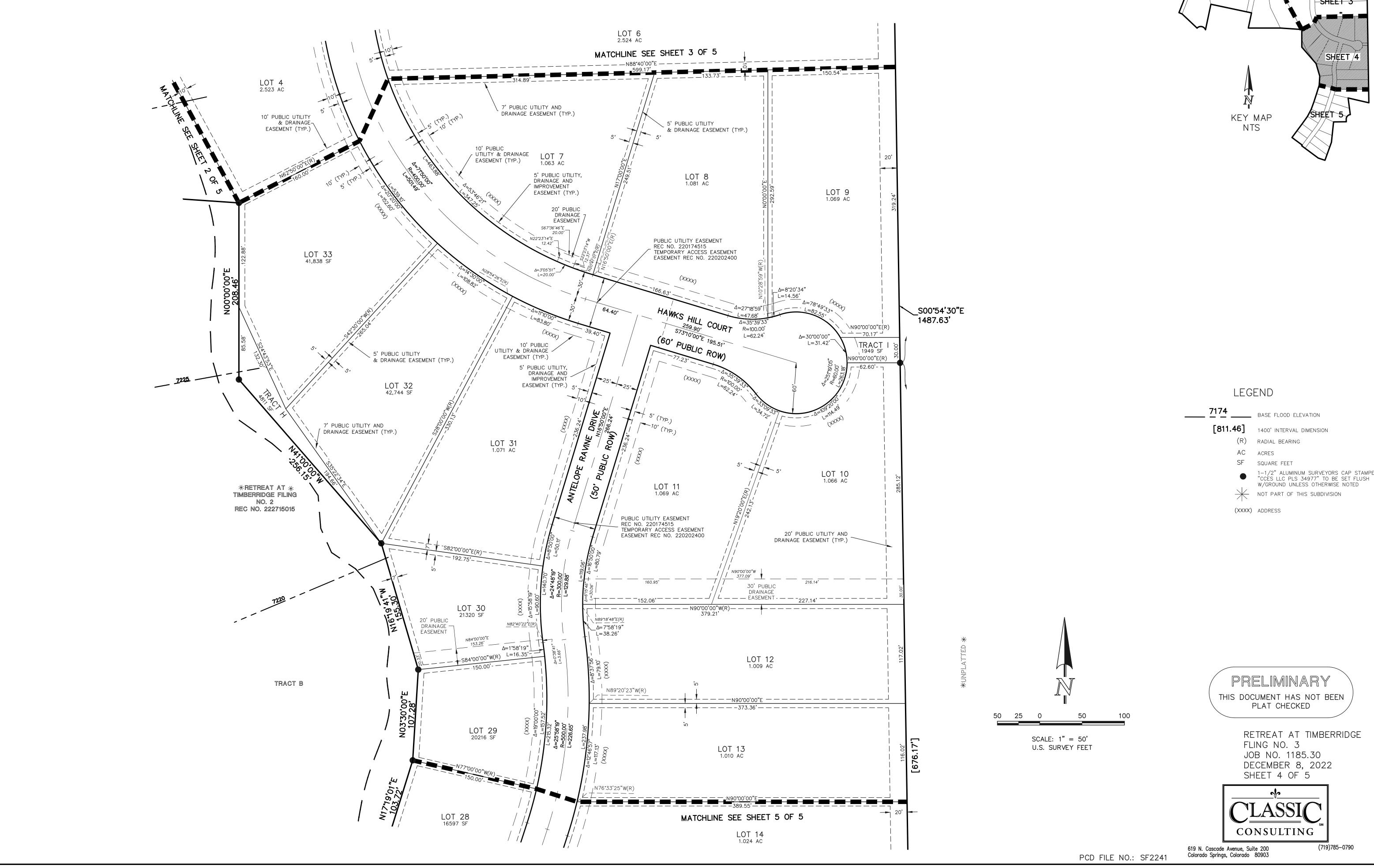
PCD FILE NO.: SF2241

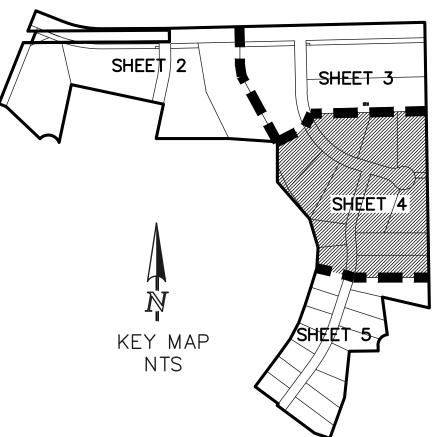
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903

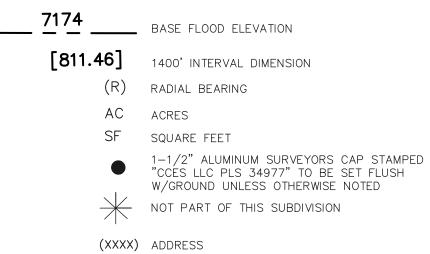
(719)785–0790

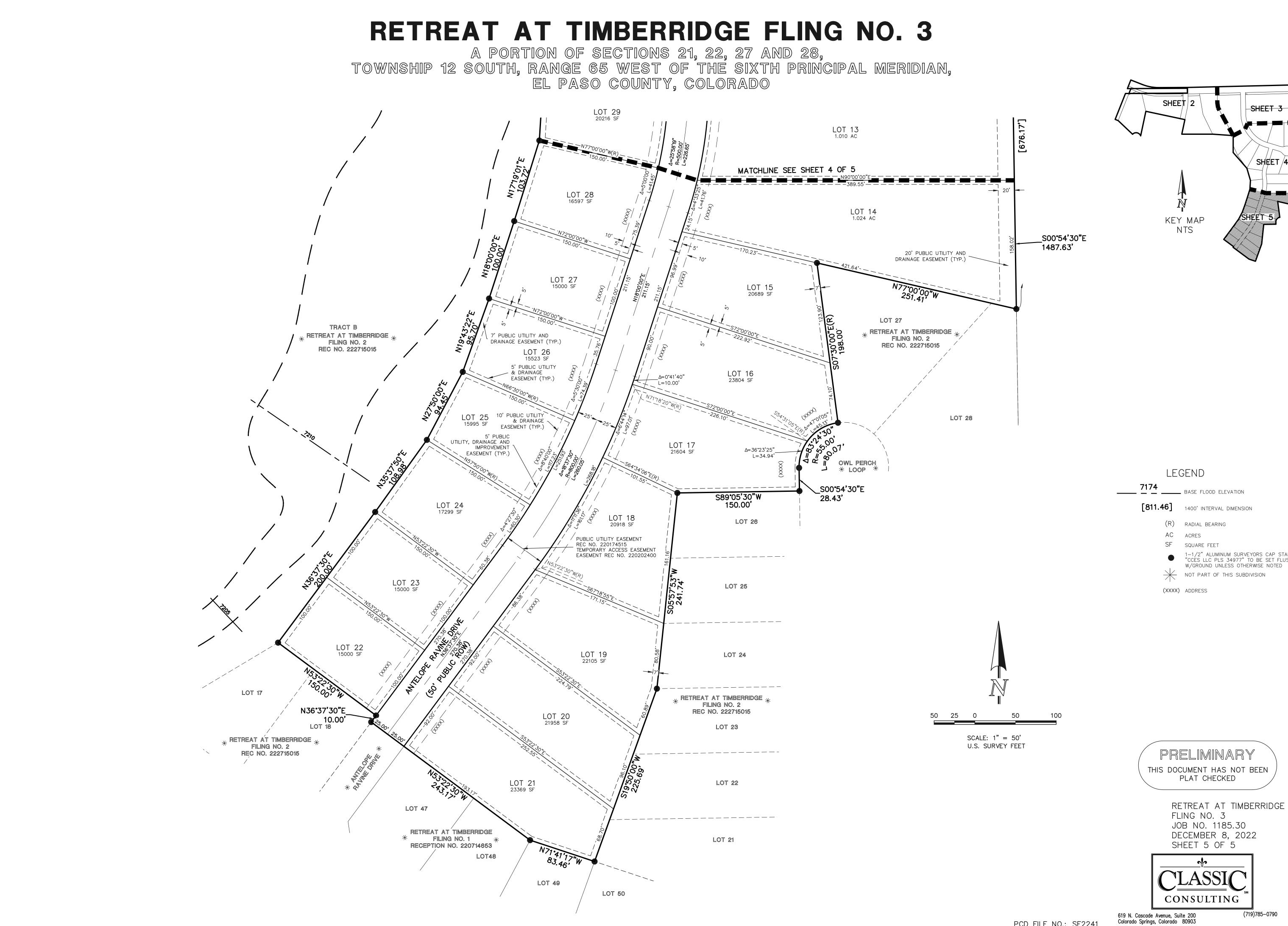
# **RETREAT AT TIMBERRIDGE FLING NO. 3**

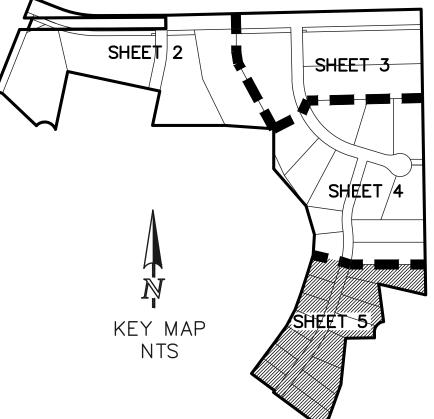
A PORTION OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO











LEC	GEND
7174	BASE FLOOD ELEVATION
[811.46]	1400' INTERVAL DIMENSION
(R)	RADIAL BEARING
AC	ACRES
SF	SQUARE FEET
•	1–1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
$\ast$	NOT PART OF THIS SUBDIVISION
(XXXX)	ADDRESS