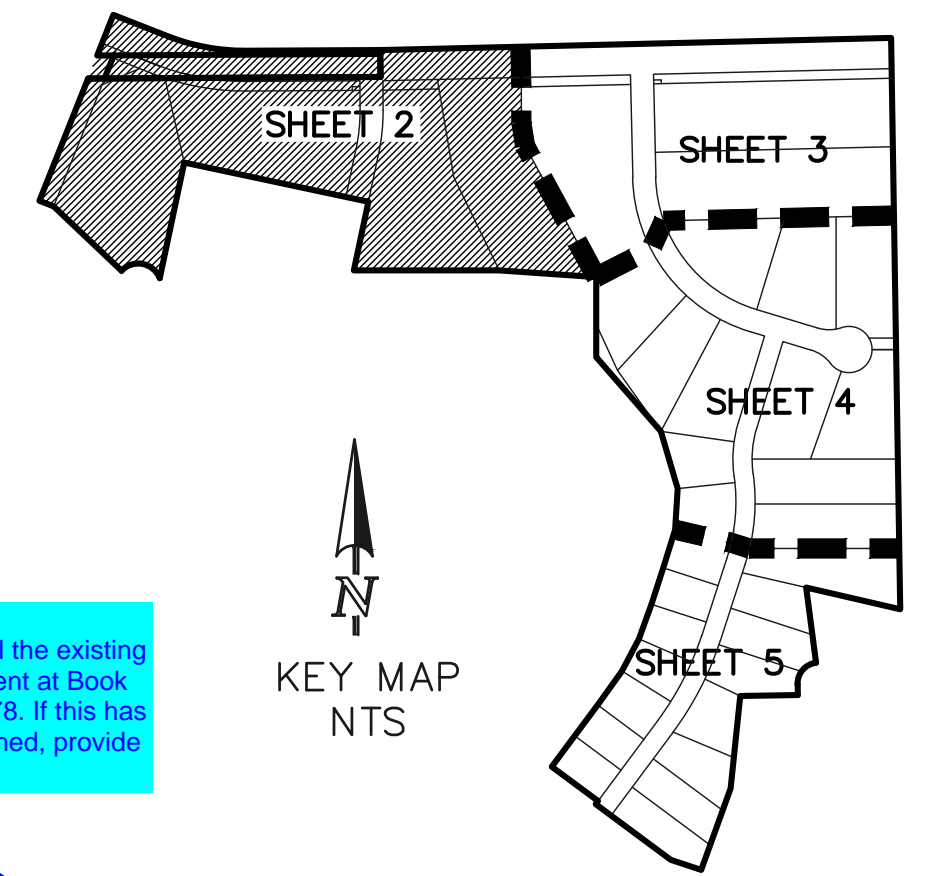


RETREAT AT TIMBERRIDGE FLING NO. 3

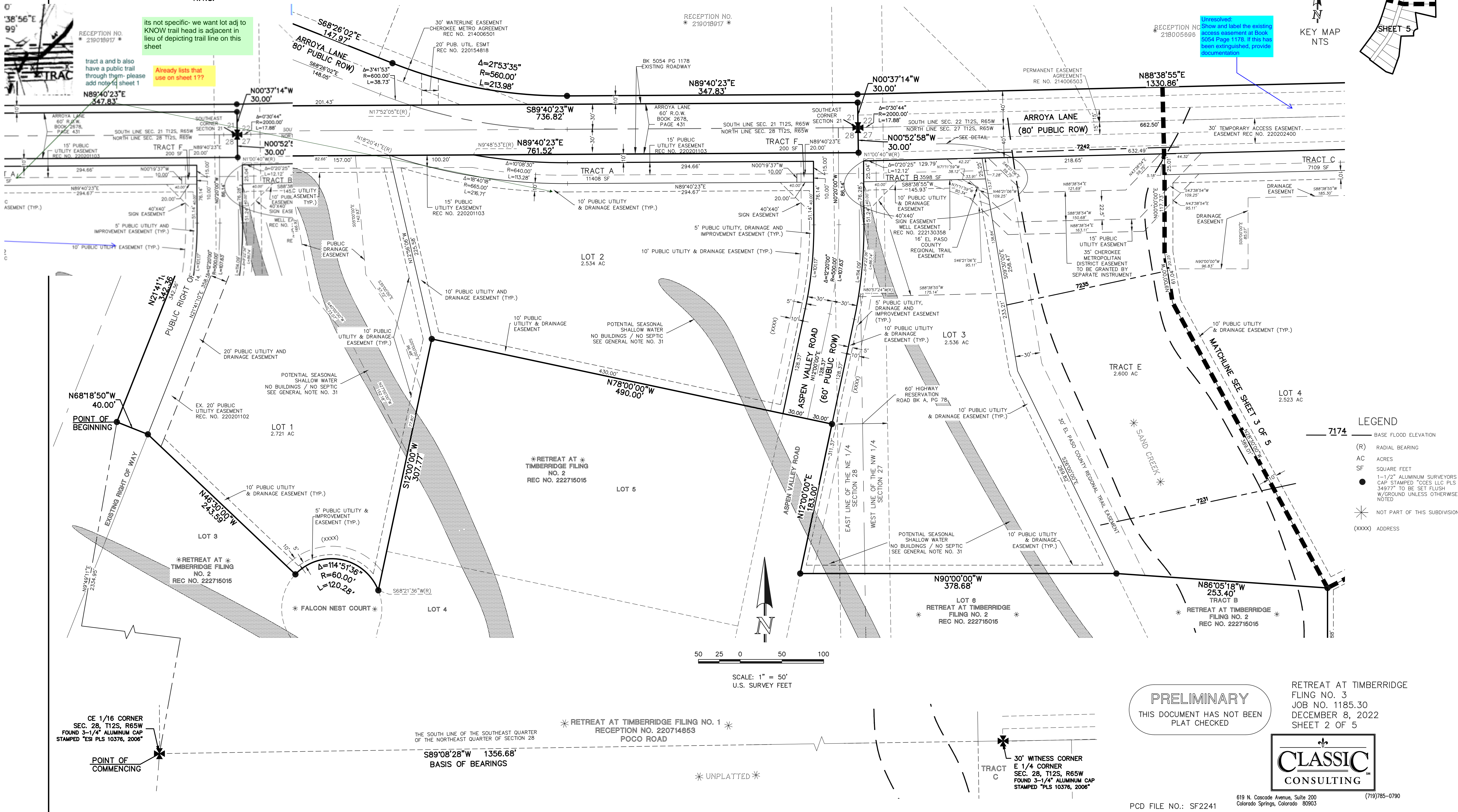
A PORTION OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



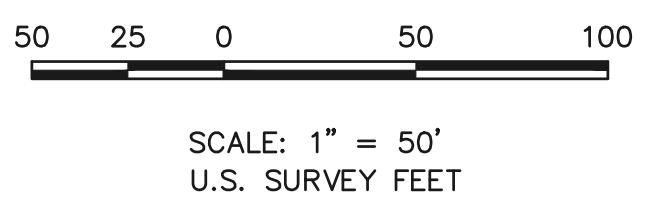
its not specific- we want lot adj to KNOW trail head is adjacent in lieu of depicting trail line on this sheet

Already lists that use on sheet 1??

Unresolved: Show and label the existing access easement at Book 5054 Page 1178. If this has been extinguished, provide documentation



- LEGEND**
- 7174 — BASE FLOOD ELEVATION
 - (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
 - * NOT PART OF THIS SUBDIVISION
 - (XXXX) ADDRESS



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

RETREAT AT TIMBERRIDGE
FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 2 OF 5



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

PCD FILE NO.: SF2241

N:\118530\DRAWINGS\SI\REV\PLAT\118530P2.PLS.dwg, 02/25/2023, 3:55:30 PM, 1:1

CE 1/16 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ESI PLS 10376, 2006"

POINT OF COMMENCING

THE SOUTH LINE OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 28
S89°08'28"W 1356.68'
BASIS OF BEARINGS

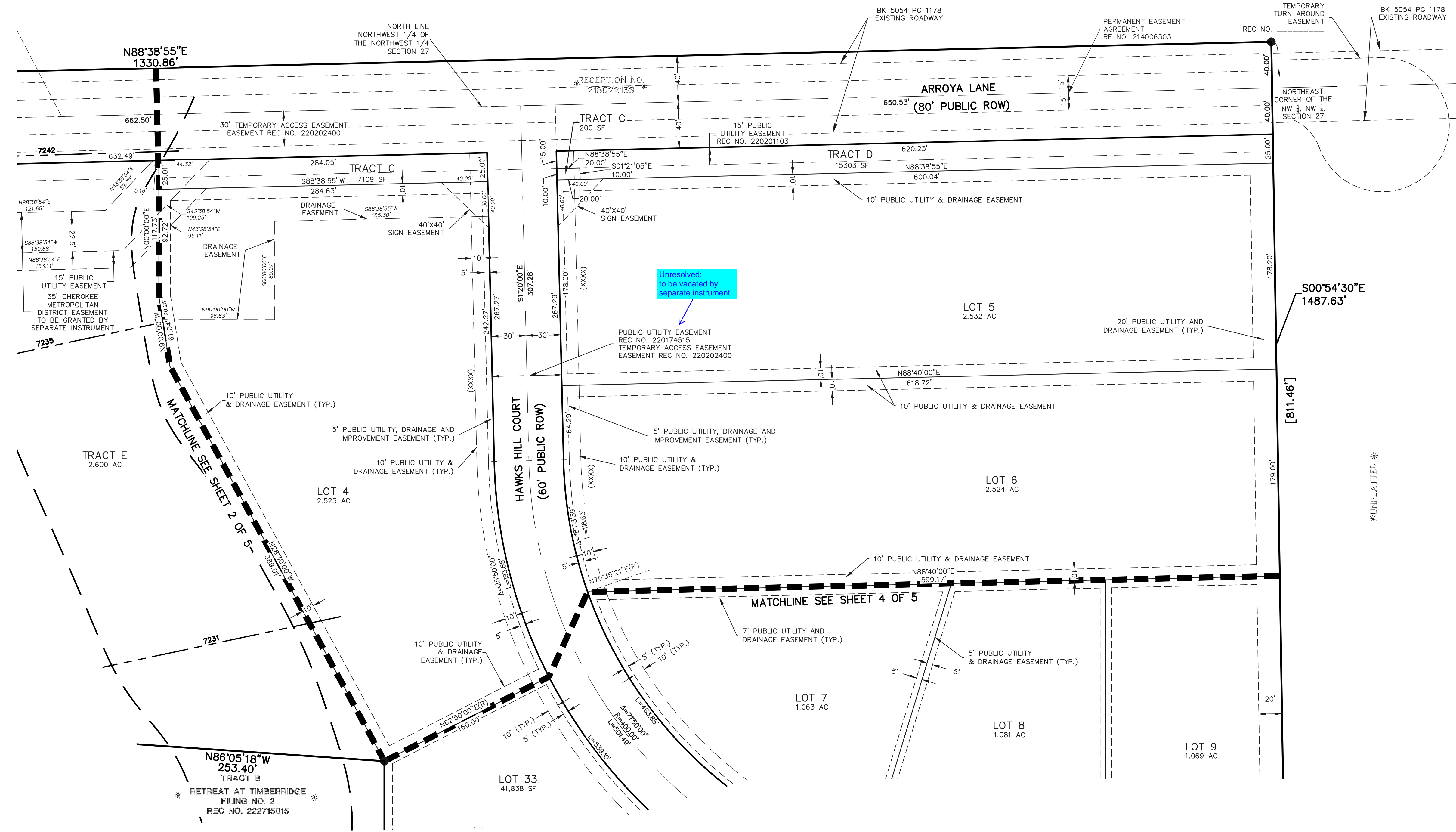
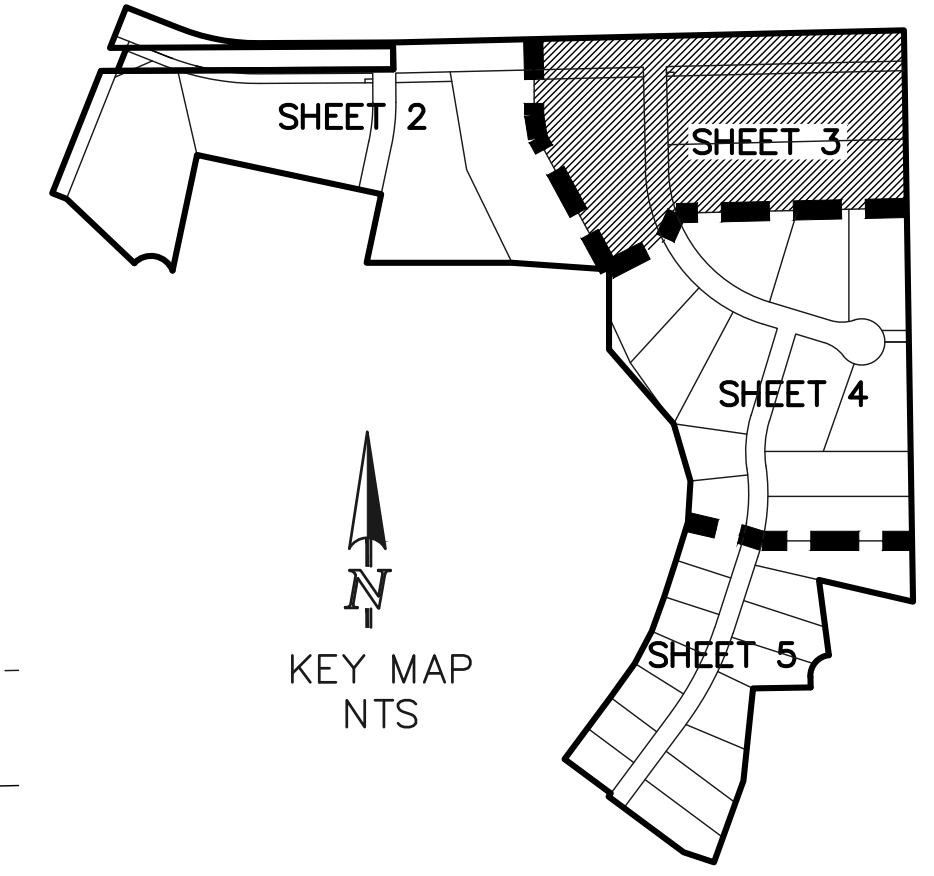
* RETREAT AT TIMBERRIDGE FILING NO. 1 *
RECEPTION NO. 220714653
POCO ROAD

* UNPLATTED *

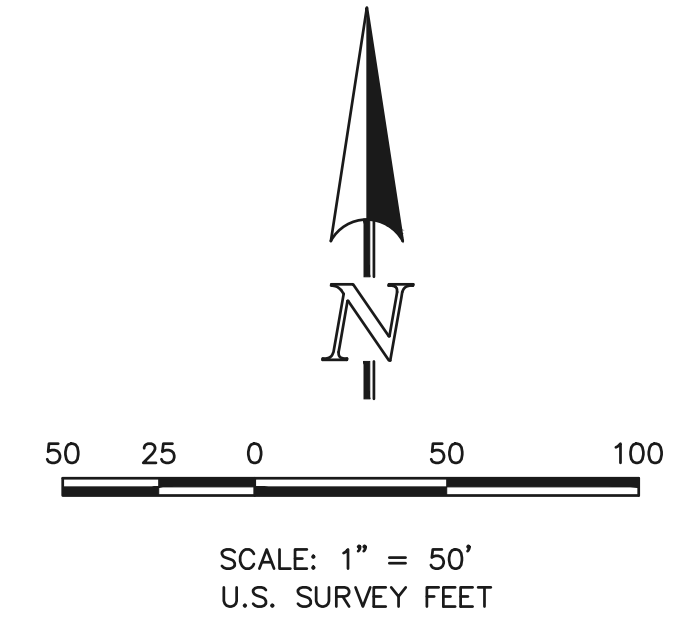
30' WITNESS CORNER
E 1/4 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "PLS 10376, 2006"

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



- 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
"CCS LLC PLS 34977" TO BE SET FLUSH
W/GROUND UNLESS OTHERWISE NOTED
 - ✱ NOT PART OF THIS SUBDIVISION
 - (XXXX) ADDRESS



PRELIMINARY
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PLAT CHECKED

RETREAT AT TIMBERRIDGE
FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 3 OF 5



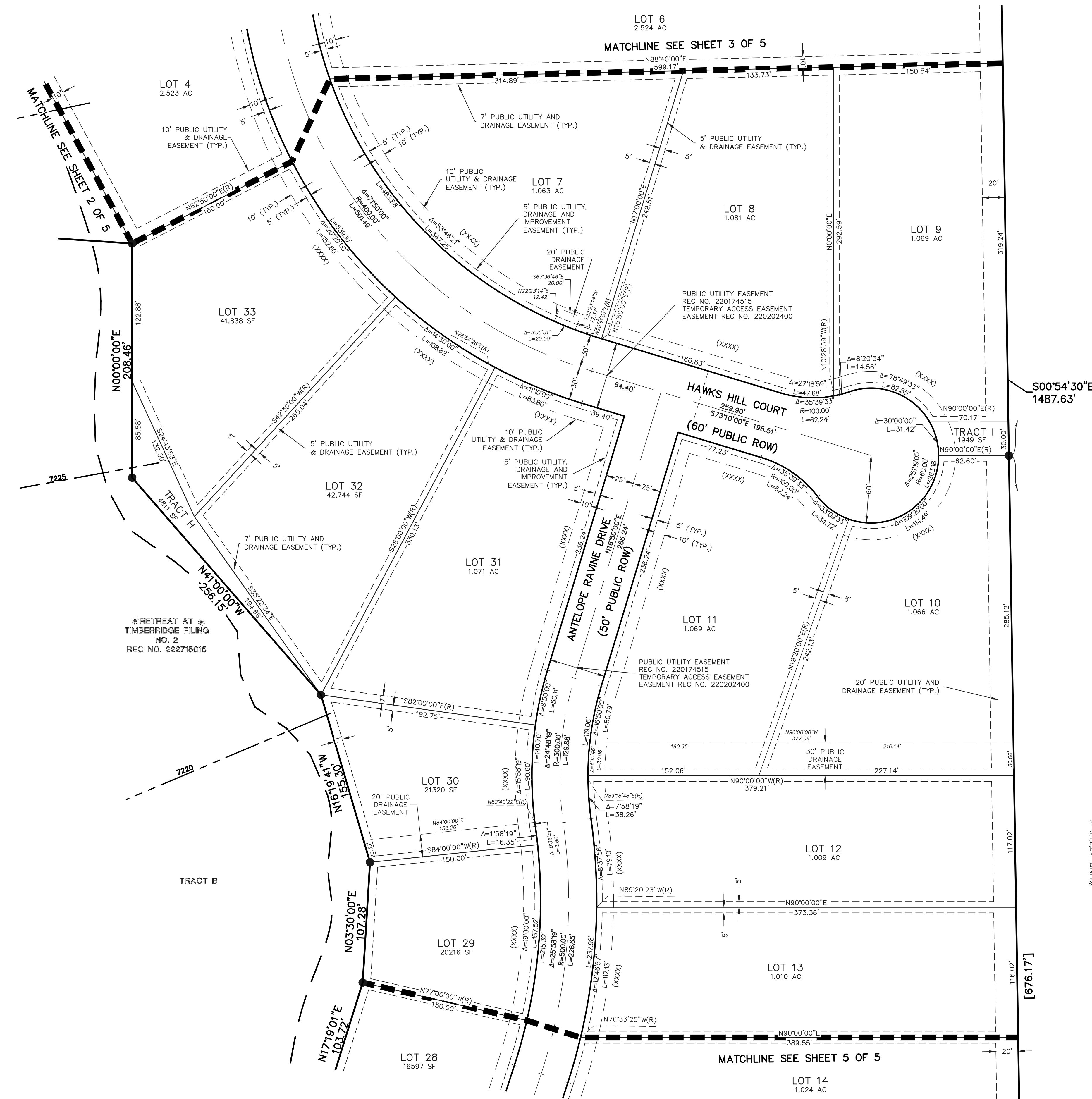
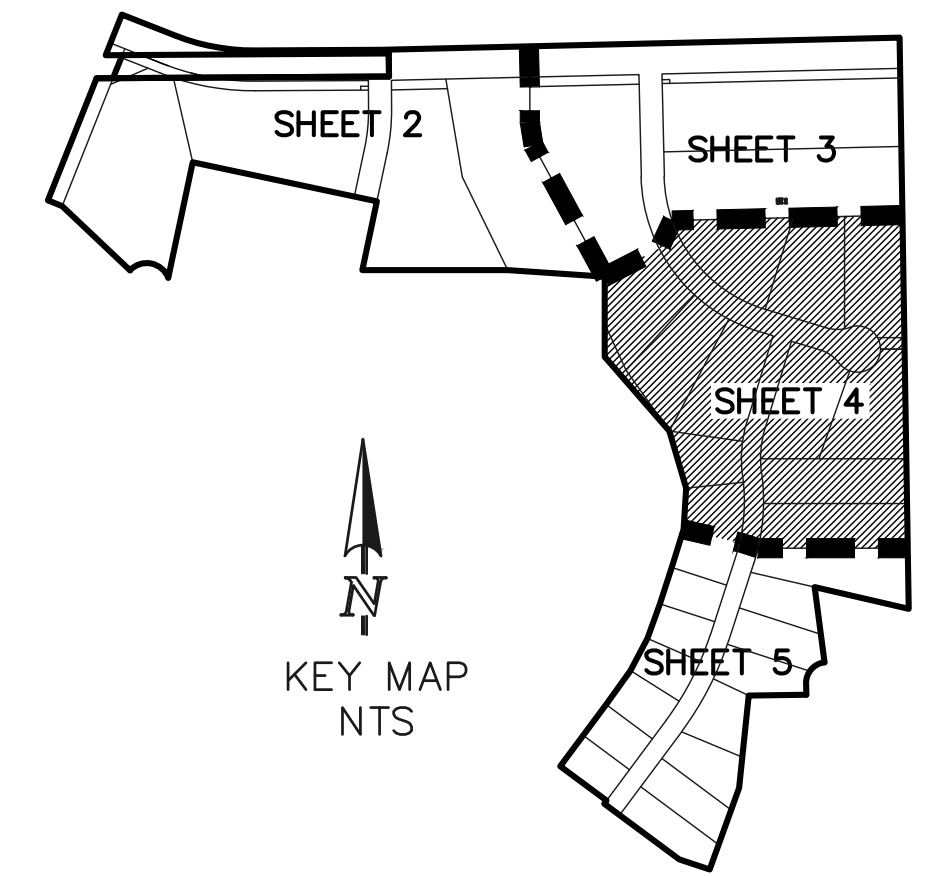
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790

PCD FILE NO.: SF2241

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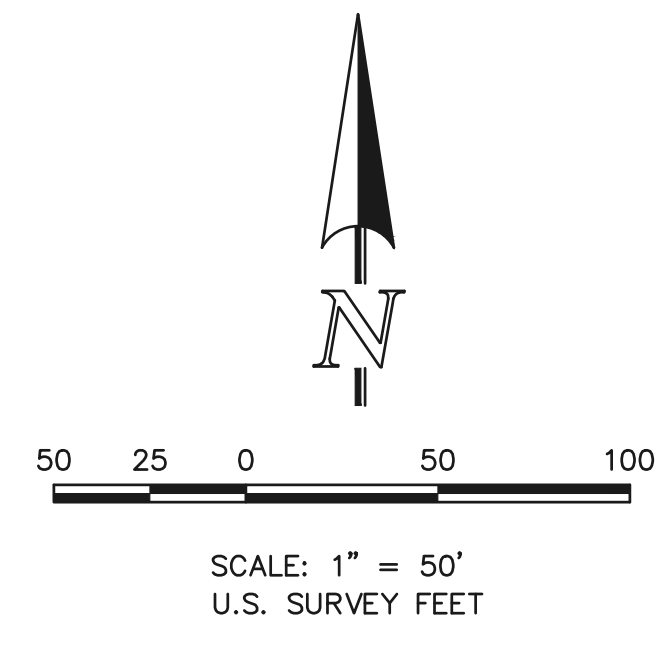
RETREAT AT TIMBERRIDGE FLING NO. 3

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



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
"CCS" LLC PLS. 34977" TO BE SET FLUSH
W/GROUND UNLESS OTHERWISE NOTED
- ✳ NOT PART OF THIS SUBDIVISION
- (XXXX) ADDRESS



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

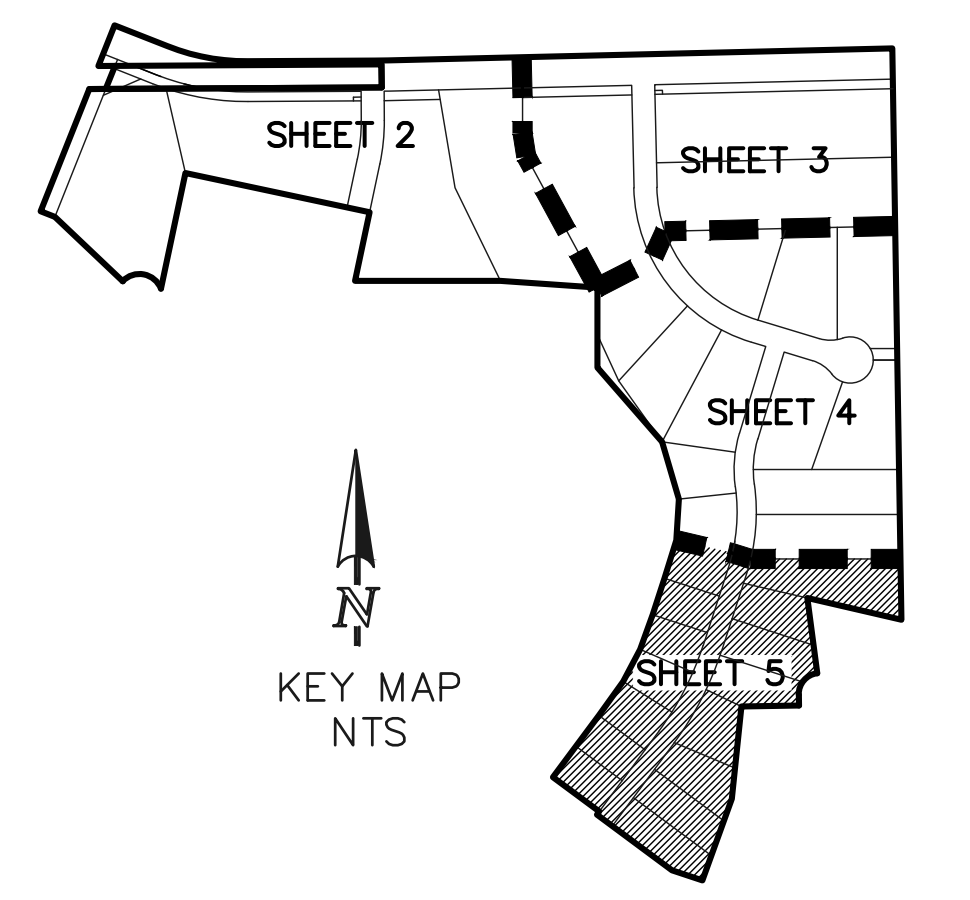
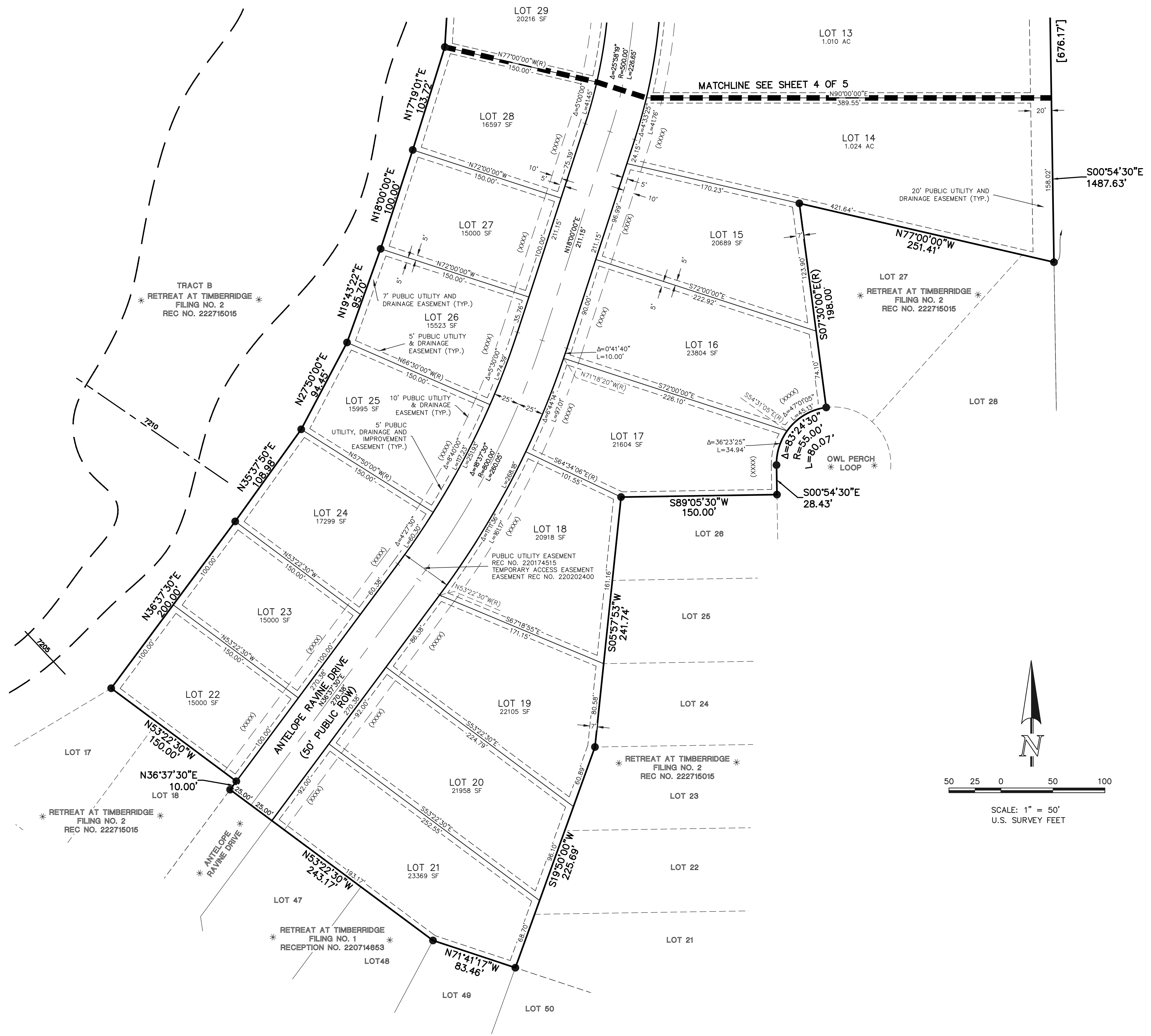
RETREAT AT TIMBERRIDGE
FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 4 OF 5



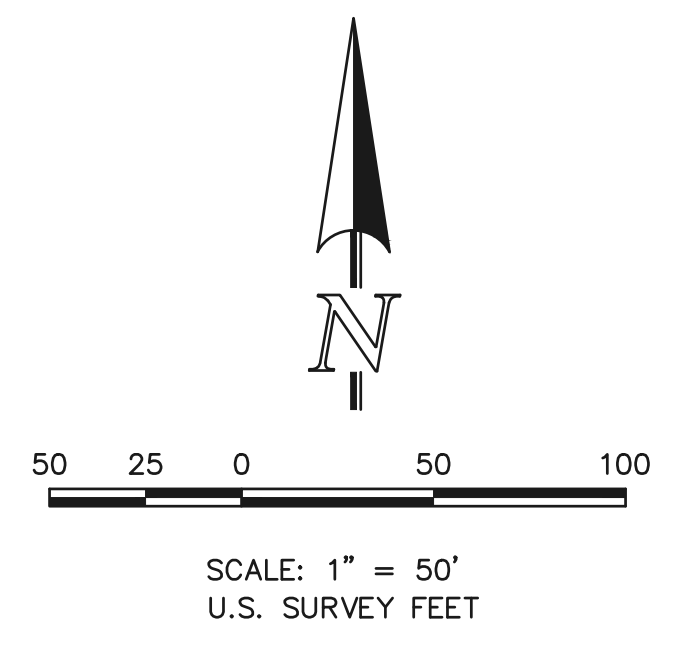
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RETREAT AT TIMBERRIDGE FLING NO. 3

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



- LEGEND**
- 7174 BASE FLOOD ELEVATION
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 - (R) RADIAL BEARING
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 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCS'S LLC PLS 34977" 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
FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 5 OF 5



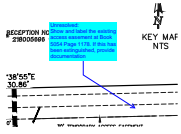
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790

PCD FILE NO.: SF2241

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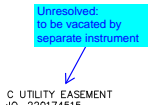
V2_Plat.pdf Markup Summary

CDurham (2)



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Date: 10/20/2023 10:27:46 AM
Status:
Color: ■
Layer:
Space:

Unresolved:
Show and label the existing access easement at Book 5054 Page 1178. If this has been extinguished, provide documentation



Subject: Callout
Page Label: [3] 118530P2-P5 - SH3
Author: CDurham
Date: 10/20/2023 10:19:53 AM
Status:
Color: ■
Layer:
Space:

Unresolved:
to be vacated by separate instrument

dsdparsons (5)



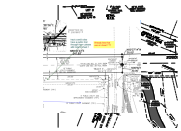
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Page Label: [1] 118530P1 - SH1
Author: dsdparsons
Date: 10/23/2023 11:54:06 AM
Status:
Color: ■
Layer:
Space:

add" to be installed by subdivider, ___name___"

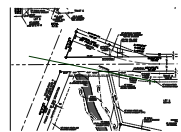


Subject: Planner
Page Label: [1] 118530P1 - SH1
Author: dsdparsons
Date: 10/23/2023 11:56:30 AM
Status:
Color: ■
Layer:
Space:

how do they do this if not allowed to drain to sidewalk or row? These tie to storm system dont they



Subject: Image
Page Label: [2] 118530P2-P5 - SH2
Author: dsdparsons
Date: 10/23/2023 12:00:15 PM
Status:
Color: ■
Layer:
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Subject: Arrow
Page Label: [2] 118530P2-P5 - SH2
Author: dsdparsons
Date: 10/23/2023 12:00:21 PM
Status:
Color: ■
Layer:
Space:

10/23/2023
12:01:33 PM

DETAIL
N.T.S.

its not specific- we want lot adj to
KNOW trail head is adjacent in
lieu of depicting trail line on this
sheet

10/23/2023
12:01:33 PM

Subject: Planner

Page Label: [2] 118530P2-P5 - SH2

Author: dsdparsons

Date: 10/23/2023 12:01:33 PM

Status:

Color: ■

Layer:

Space:

its not specific- we want lot adj to KNOW trail head
is adjacent in lieu of depicting trail line on this
sheet