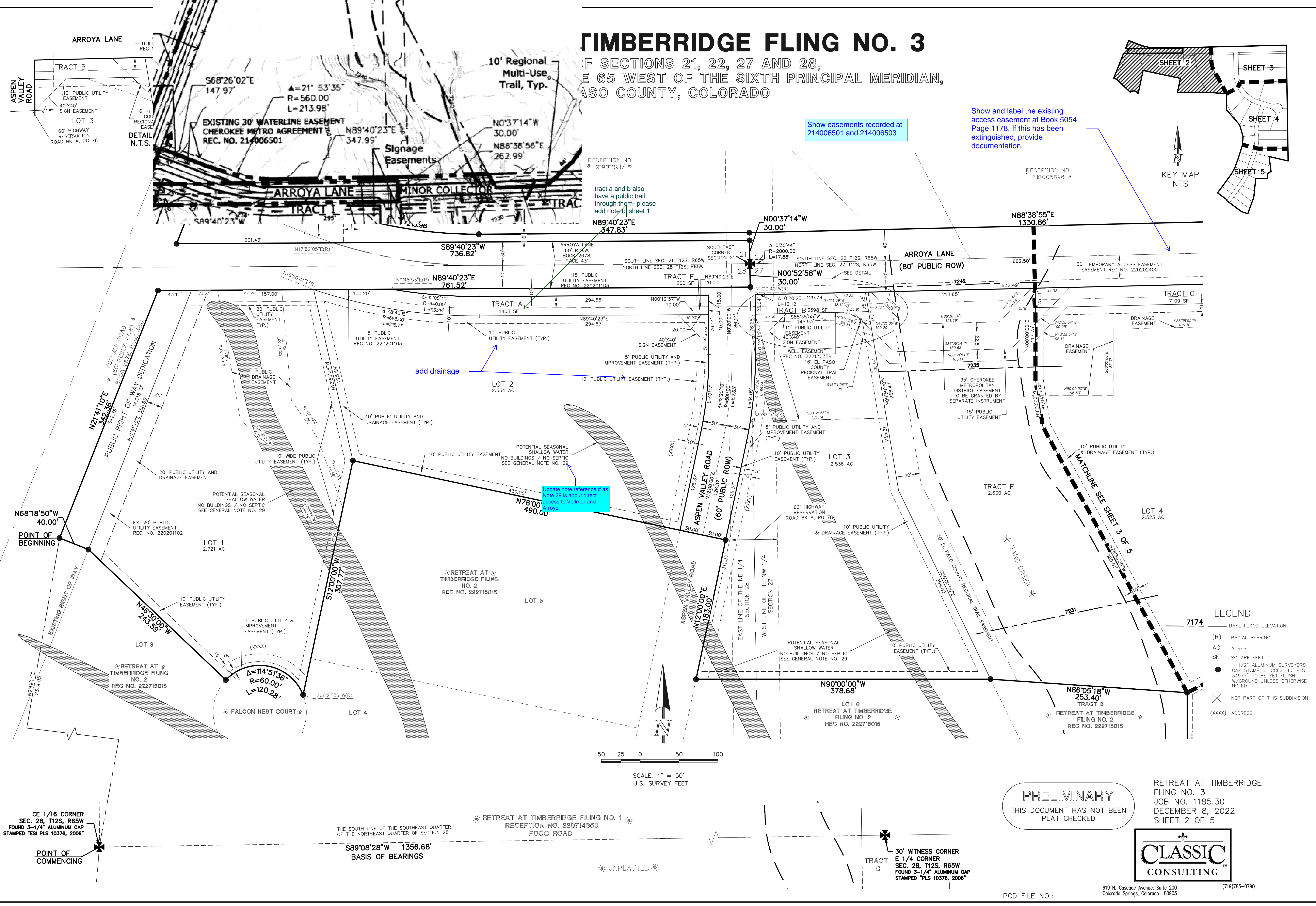
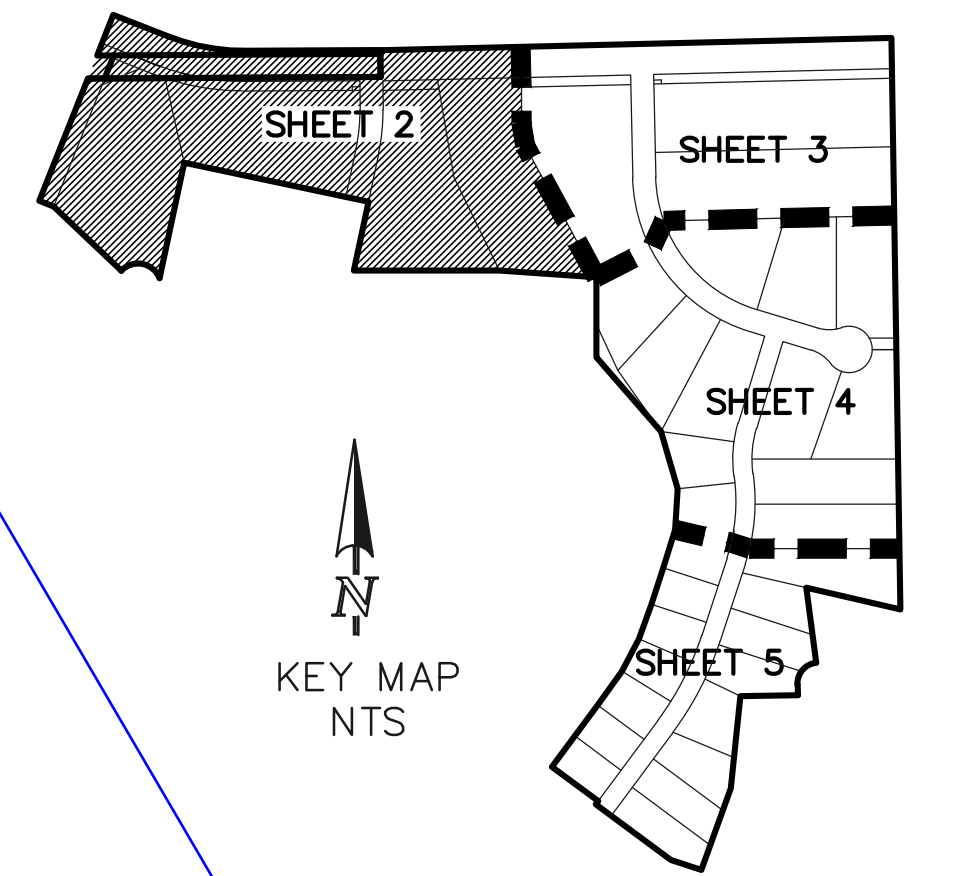


TIMBERRIDGE FLING NO. 3

OF SECTIONS 21, 22, 27 AND 28,
T6S R65E W06E OF THE SIXTH PRINCIPAL MERIDIAN,
LASO COUNTY, COLORADO



Show easements recorded at 214006501 and 214006503

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

tract a and b also have a public trail through them- please add note to sheet 1

Update note reference # as Note 29 is about direct access to Vollmer and Arroyo

add drainage

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

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. 220714853
POCO ROAD

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

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

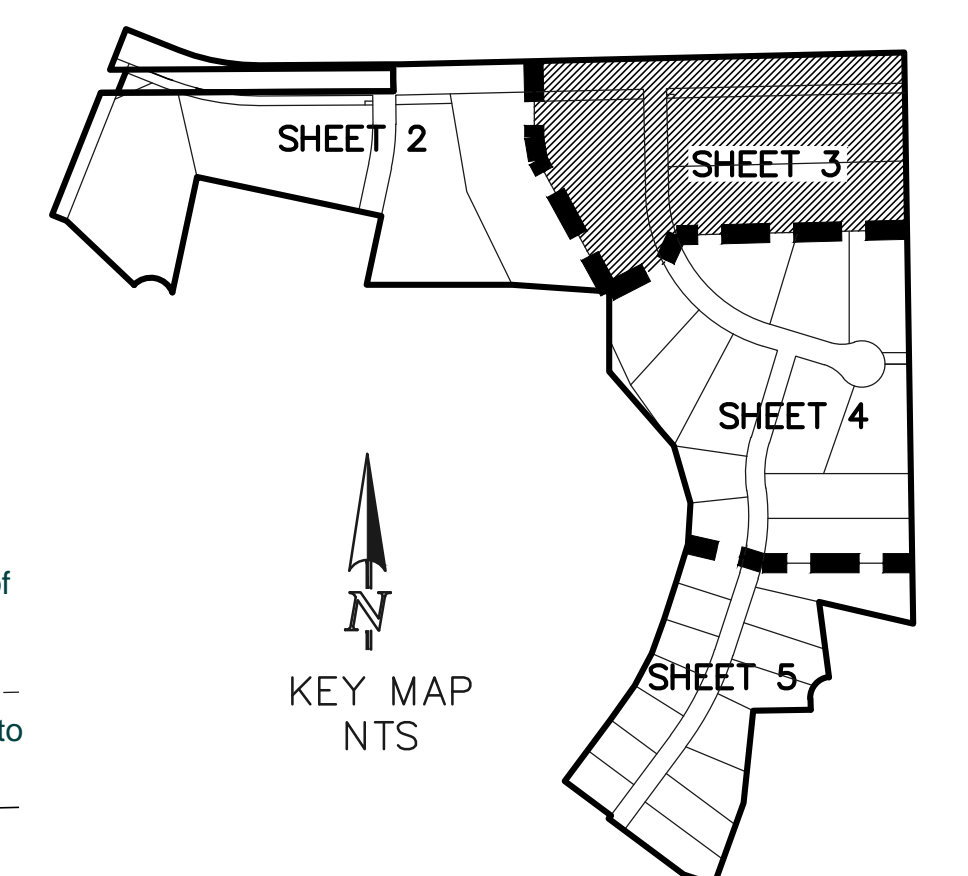
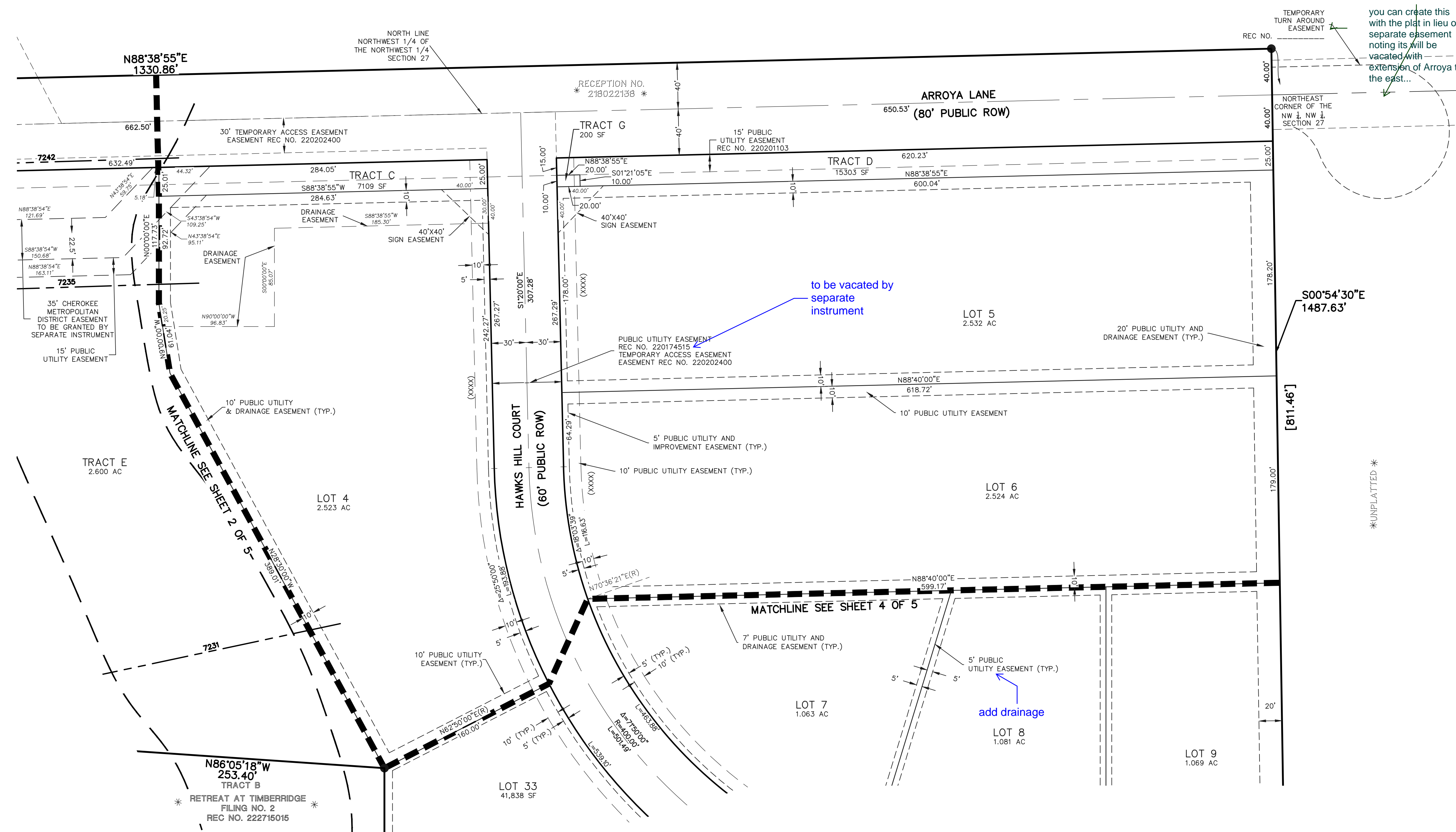
RETREAT AT TIMBERRIDGE FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 2 OF 5



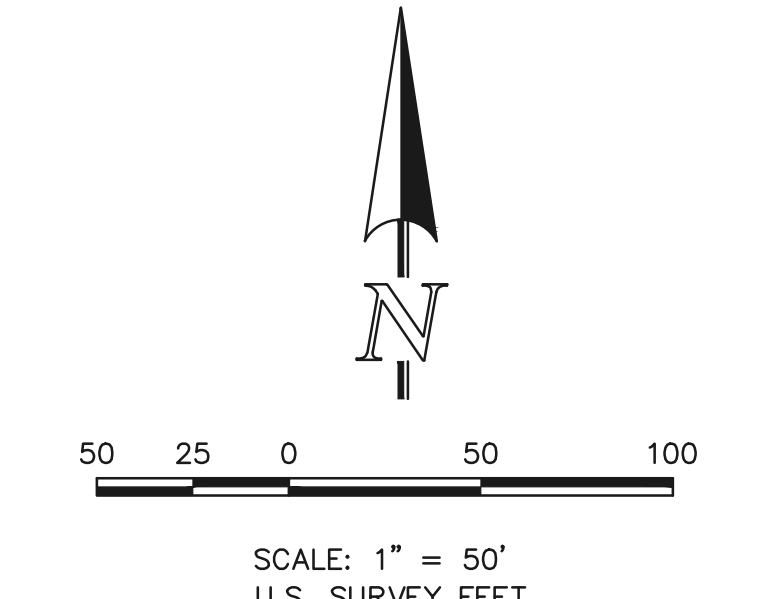
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RETREAT AT TIMBERRIDGE FLING NO. 3

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

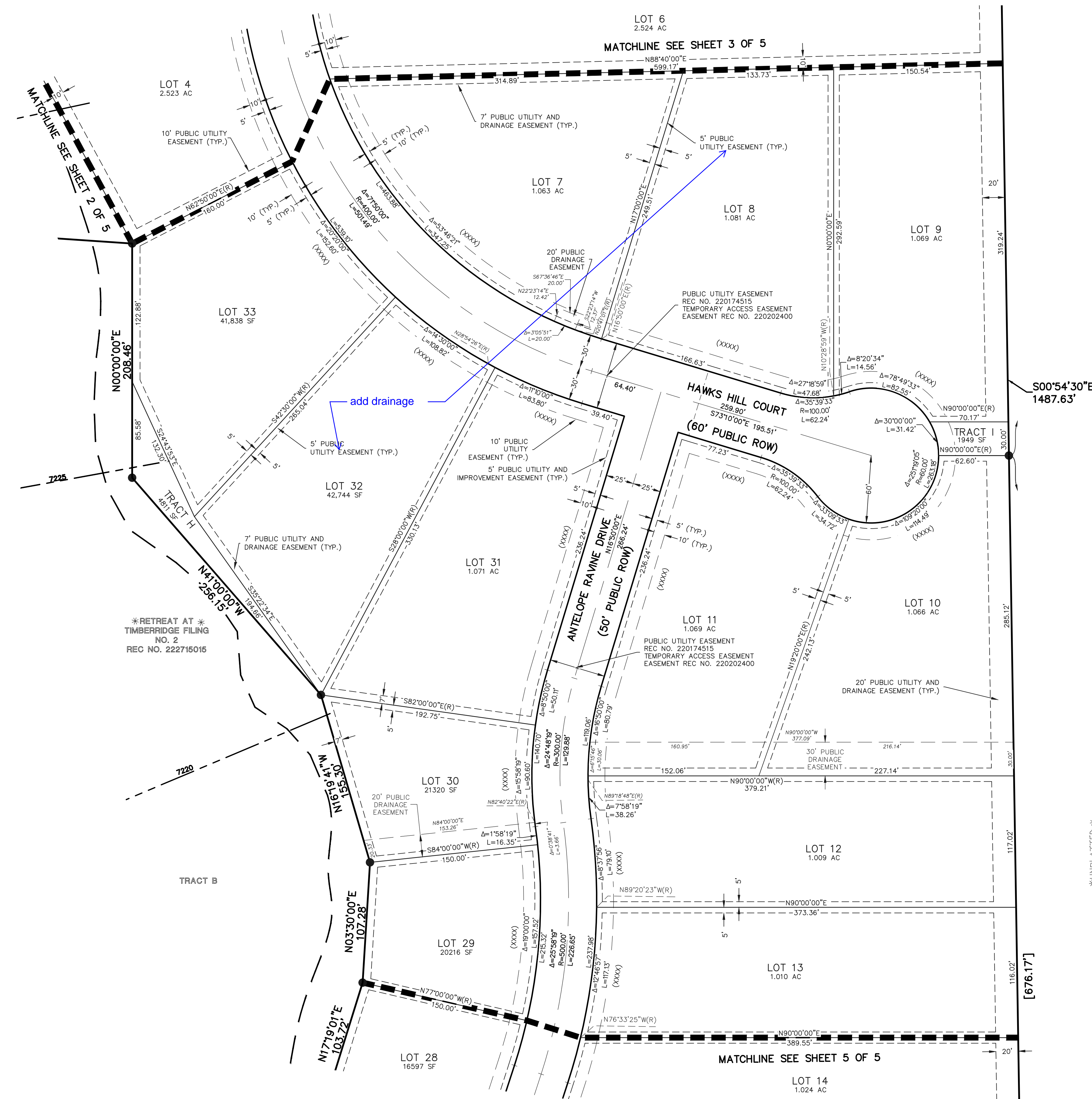
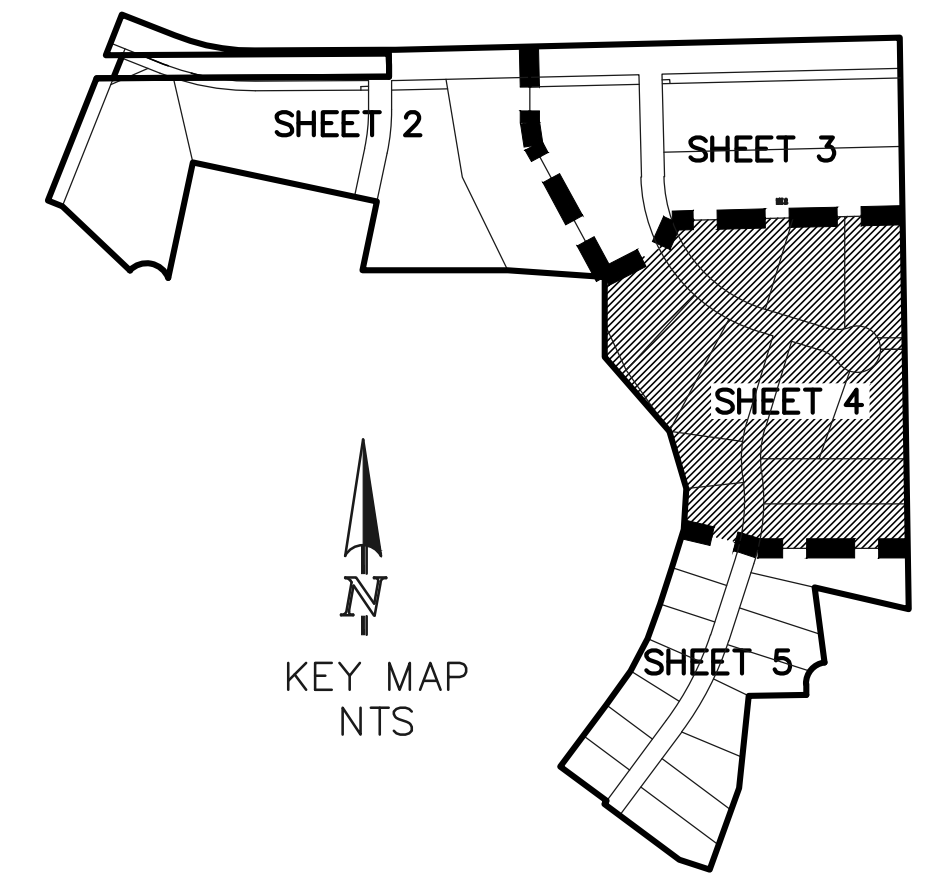
RETREAT AT TIMBERRIDGE
FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 3 OF 5



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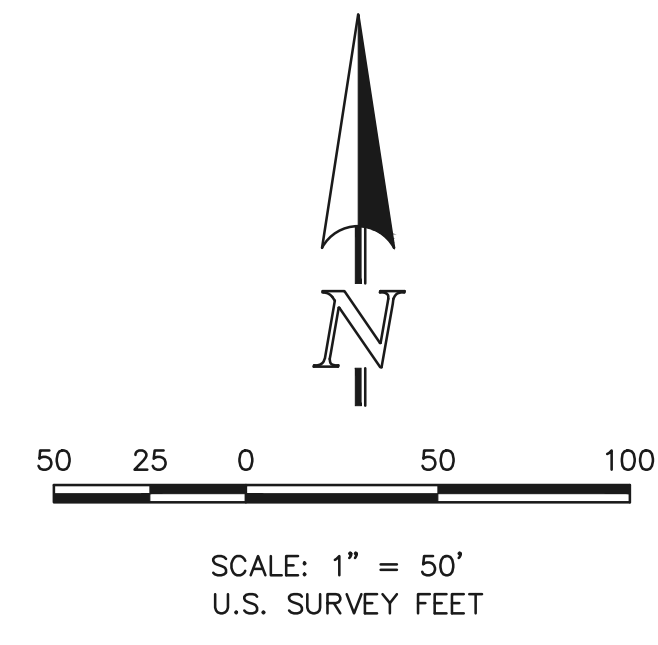
RETREAT AT TIMBERRIDGE FLING NO. 3

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



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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



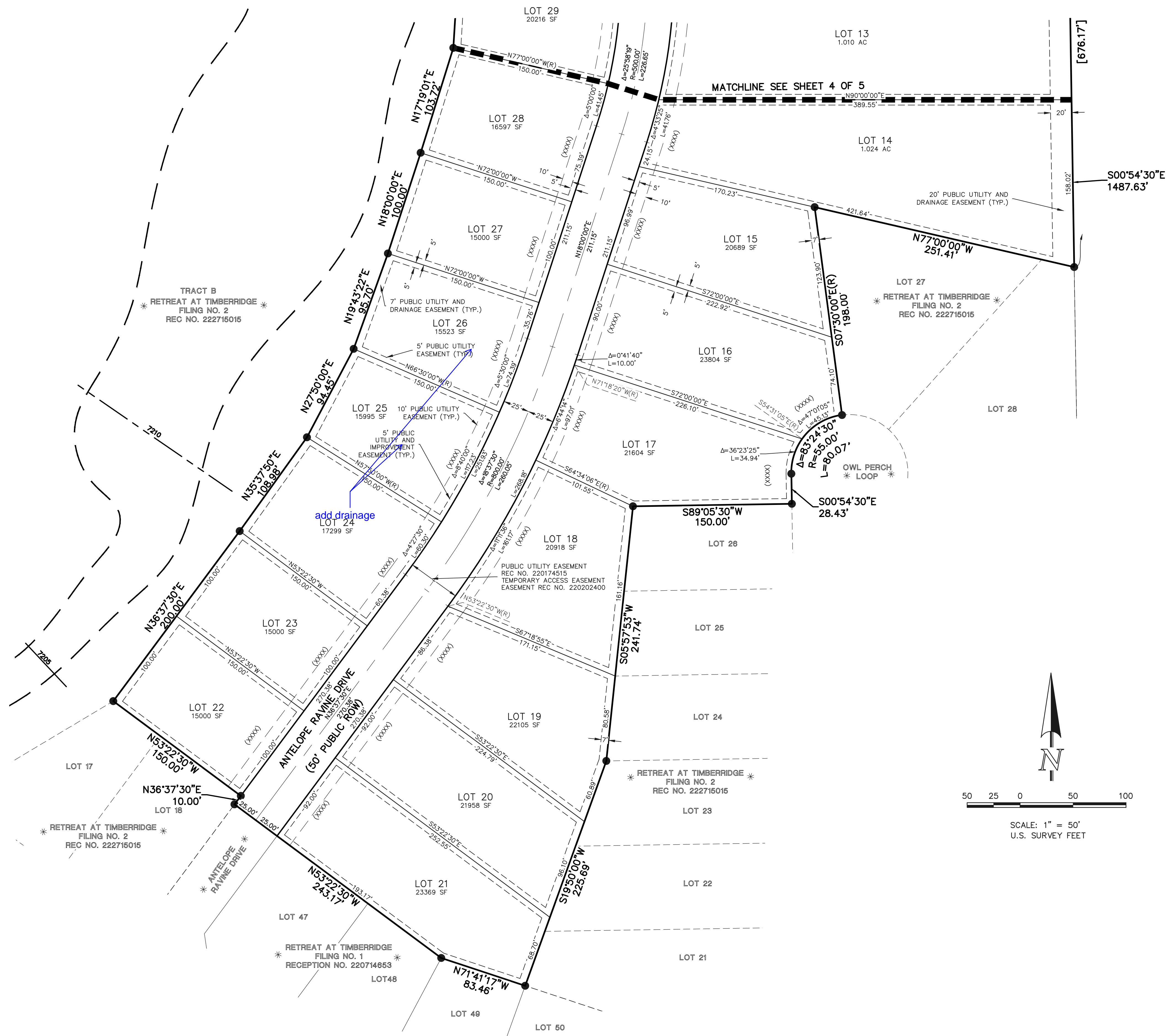
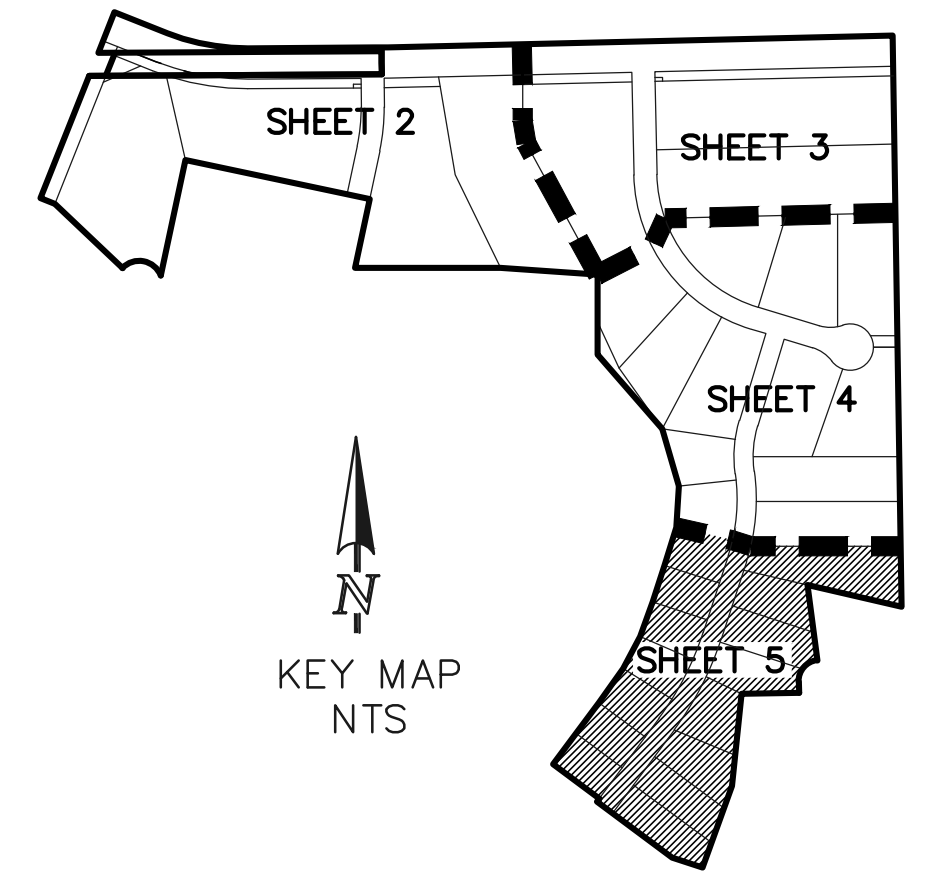
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790

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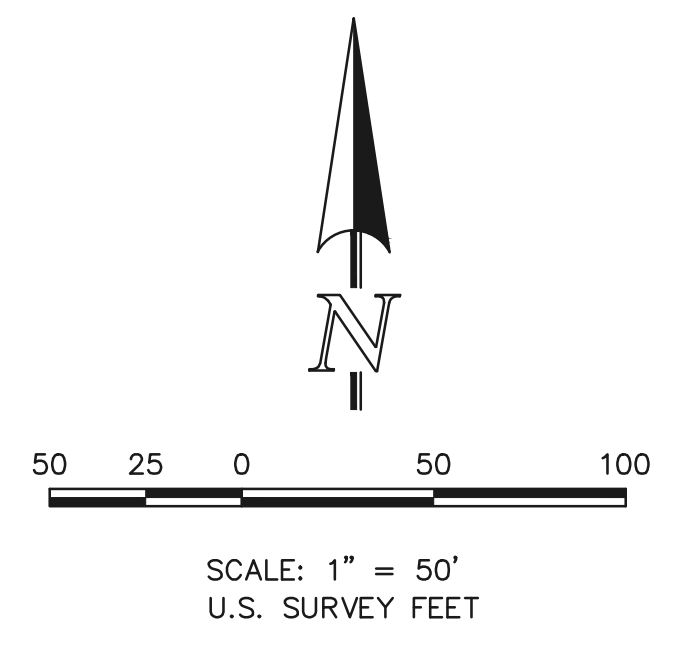
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RETREAT AT TIMBERRIDGE FLING NO. 3

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**
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PRELIMINARY
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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.:

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