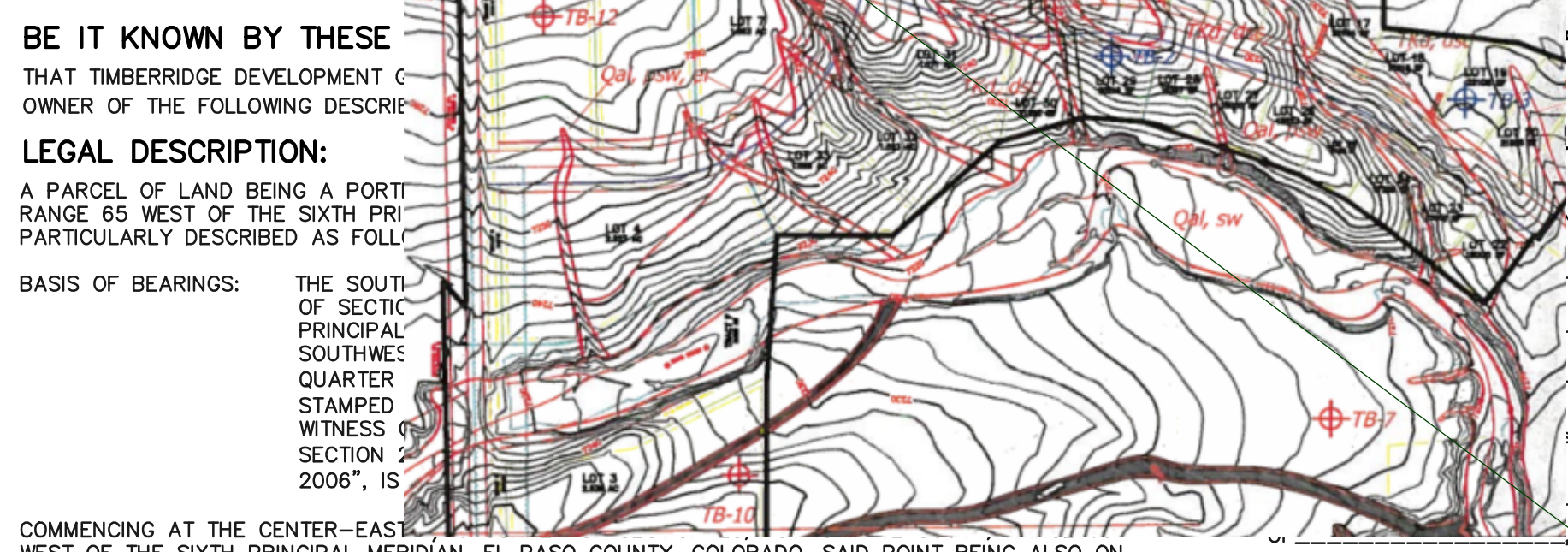


RETREAT AT TIMBERRIDGE FILING NO. 3

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



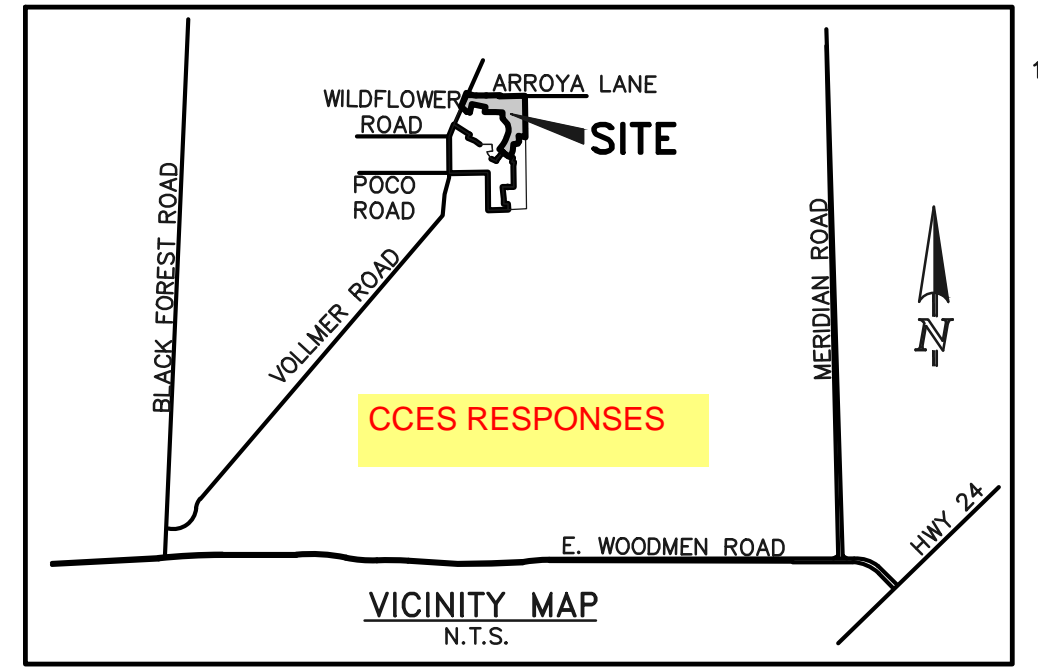
BE IT KNOWN BY THESE THAT TIMBERRIDGE DEVELOPMENT OWNER OF THE FOLLOWING DESCRIBED:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, COMMENCING AT THE CENTER-EAST CORNER OF SAID QUARTER, BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF POCO ROAD AS PLATTED IN RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

STATE FOR TRACTS A THRU E AND H WITH USE STATED IN THE TRACT TABLE, ARE MAINTAINED BY THE RETREAT METROPOLITAN DISTRICTS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



GENERAL NOTES (CONT.):

NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 220714653 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE EXECUTIVE DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

| SUMMARY TABLE: | | | | |
|---|-------------|------------|----------------------------|---|
| LOTS | SQUARE FEET | PERCENTAGE | OWNER | MAINTENANCE |
| TRACT A-D (PUBLIC REGIONAL & LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE) | 37,419 | 1.94% | THE RETREAT DISTRICT NO. 1 | THE RETREAT DISTRICT NO. 1 |
| TRACT E AND H (PUBLIC REGIONAL & LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE) | 118,073 | 6.11% | EL PASO COUNTY | EL PASO AESTHETIC MAINTENANCE BY DISTRICT NO. 1 |
| TRACT I (PUBLIC REGIONAL & LOCAL TRAILS, PUBLIC UTILITIES AND OPEN SPACE) | 1,949 | 0.10% | THE RETREAT DISTRICT NO. 2 | THE RETREAT DISTRICT NO. 2 |
| TRACT F AND G | 400 | 0.02% | OWNER OF RECORD | |
| LOTS (33 TOTAL) | 1,472,691 | 76.23% | INDIVIDUAL LOT OWNERS | |
| R.O.W. | 301,387 | 15.60% | COUNTY | COUNTY |
| TOTAL | 1931,919 | 100.00% | | |

SURVEYOR'S STATEMENT:

I, ROBERT L. MEADOWS JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

ROBERT L. MEADOWS JR., PROFESSIONAL LAND SURVEYOR DATE _____
COLORADO P.L.S. NO. 34977
FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR RETREAT AT TIMBERRIDGE FILING NO. 3 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT THE EASEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CONNOR, M. THIS _____ DAY OF _____, 20____, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER
BY: _____ DEPUTY

BRIDGE FEES: _____ Add \$ amounts from FDR
URBAN PARK: _____
REGIONAL PARK: _____

SCHOOL FEE: FALCON SCHOOL DISTRICT NO. 49
ACADEMY SCHOOL DISTRICT NO. 20

OWNER: TIMBERRIDGE DEVELOPMENT GROUP, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
RETREAT AT TIMBERRIDGE FILING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 1 OF 5

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |

Added

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

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT I WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICTS NO. 2.

BY: _____
AS: _____
OF THE RETREAT METROPOLITAN DISTRICT NO. 2.
STATE OF COLORADO)
COUNTY OF EL PASO) ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ OF THE RETREAT METROPOLITAN DISTRICT NO. 2.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OWNERS CERTIFICATE:

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 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.

OWNER:
THE FOREMENTIONED, TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____, A.D.
BY: DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
COUNTY OF EL PASO) ss

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 DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS DECEMBER 8, 2022.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- LOT 1: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- LOTS 2 - 6: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- LOTS 7 - 30: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. SP-182.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 33. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 9.
- PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 220087614, 220114578, 221119288, 221192953, 219117055, 221040860, 219166057, 221040822 AND 222037429 AND AS AMENDED AND THE RETREAT METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 220087615, 221040842, 22119288, 219117055, 221040860, 219166057, 221040882 AND 222037429 AND AS AMENDED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- FLOODPLAIN STATEMENT: THIS SITE, RETREAT AT TIMBERRIDGE FILING NO. 3, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0535G, DATED DECEMBER 7, 2018 (ZONE X AND AE) BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
• Downslope Creep: (name lots or location of area)
• Rockfall Source: (name lots or location of area)
• Rockfall Runout Zone: (name lots or location of area)
• Potentially Seasonally High Groundwater: (name lots or location of area)
• Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

add drainage on side and front lot lines
Never requested before but added

& FAWWA?
Added

this note is not needed
Removed

add reference to the reports in SF2241
Added

All other lots being impacted by PSW are shown to be overlot graded which will be removed that issue.
Removed

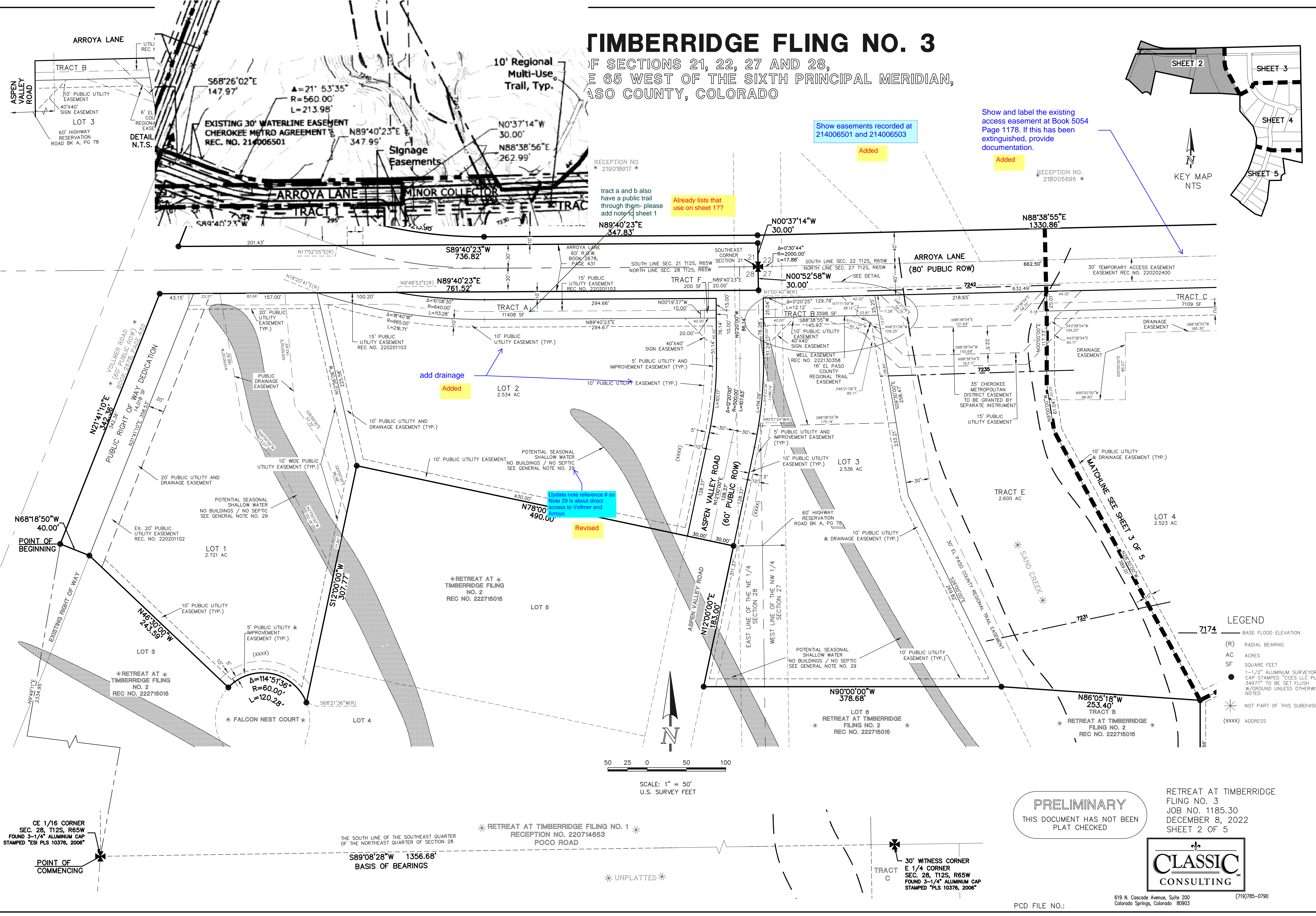
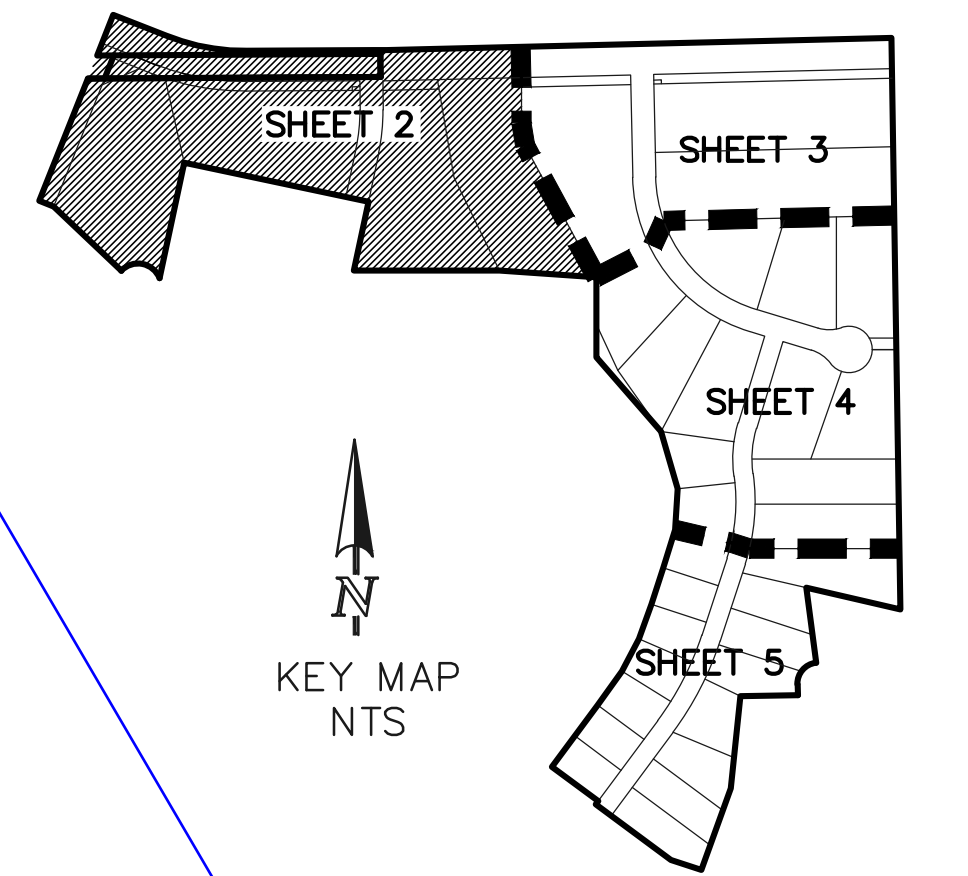
more lots are impacted due to high groundwater in the area. All foundations shall incorporate an underground drainage system. MAINTENANCE OF SAID UNDERGROUND DRAINAGE SYSTEM SHALL BE BY THE INDIVIDUAL PROPERTY OWNER.

label purpose
Added

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

TIMBERRIDGE FLING NO. 3

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



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

EXISTING 30' WATERLINE EASEMENT
CHEROKEE METRO AGREEMENT
REC. NO. 214006501

Signage
Easements

10' Regional
Multi-Use
Trail, Typ.

RECEPTION NO.
* 219018917 *

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

Already lists that
use on sheet 1??

Show easements recorded at
214006501 and 214006503

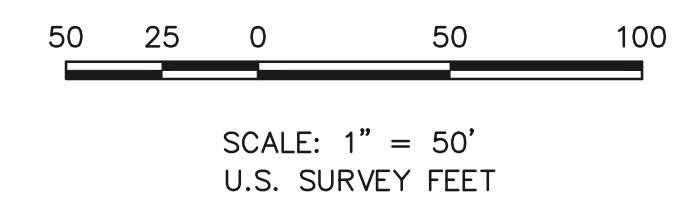
Show and label the existing
access easement at Book 5054
Page 1178. If this has been
extinguished, provide
documentation.

RECEPTION NO.
* 218005696 *



POINT OF BEGINNING

POINT OF COMMENCING



* UNPLATTED *

* RETREAT AT TIMBERRIDGE FILING NO. 1 *
RECEPTION NO. 220714853
POCO ROAD

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

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

- LEGEND**
- 7174 ——— BASE FLOOD ELEVATION
 - (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

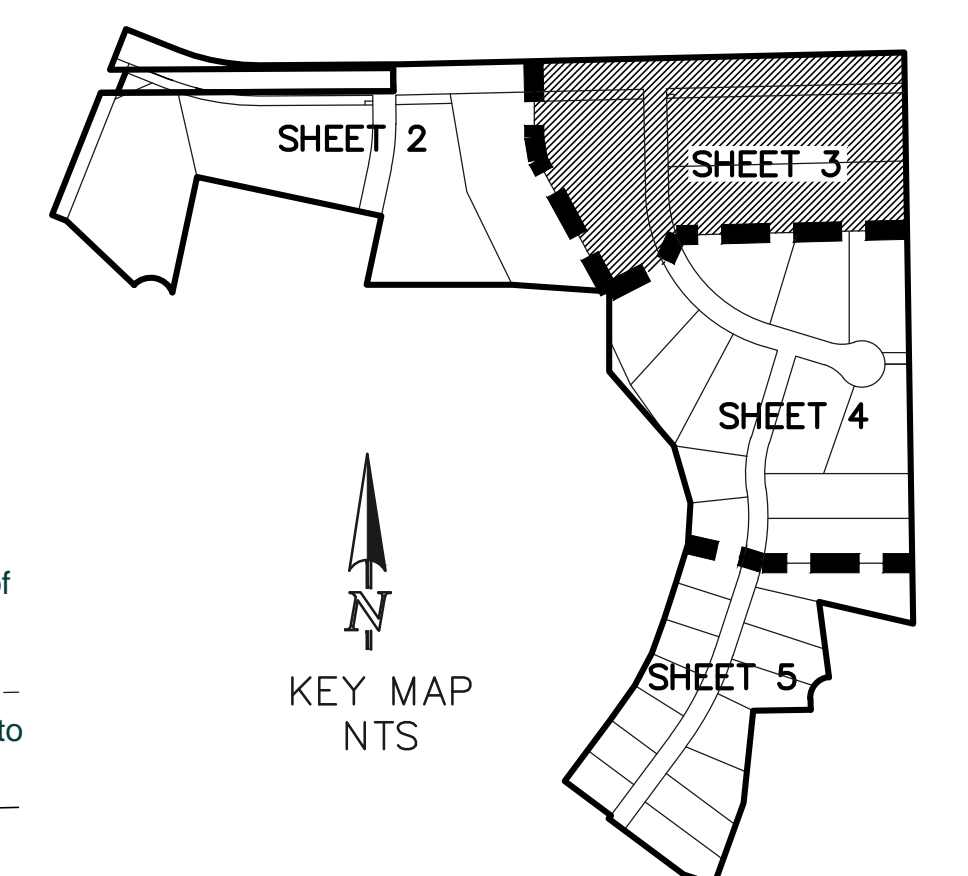
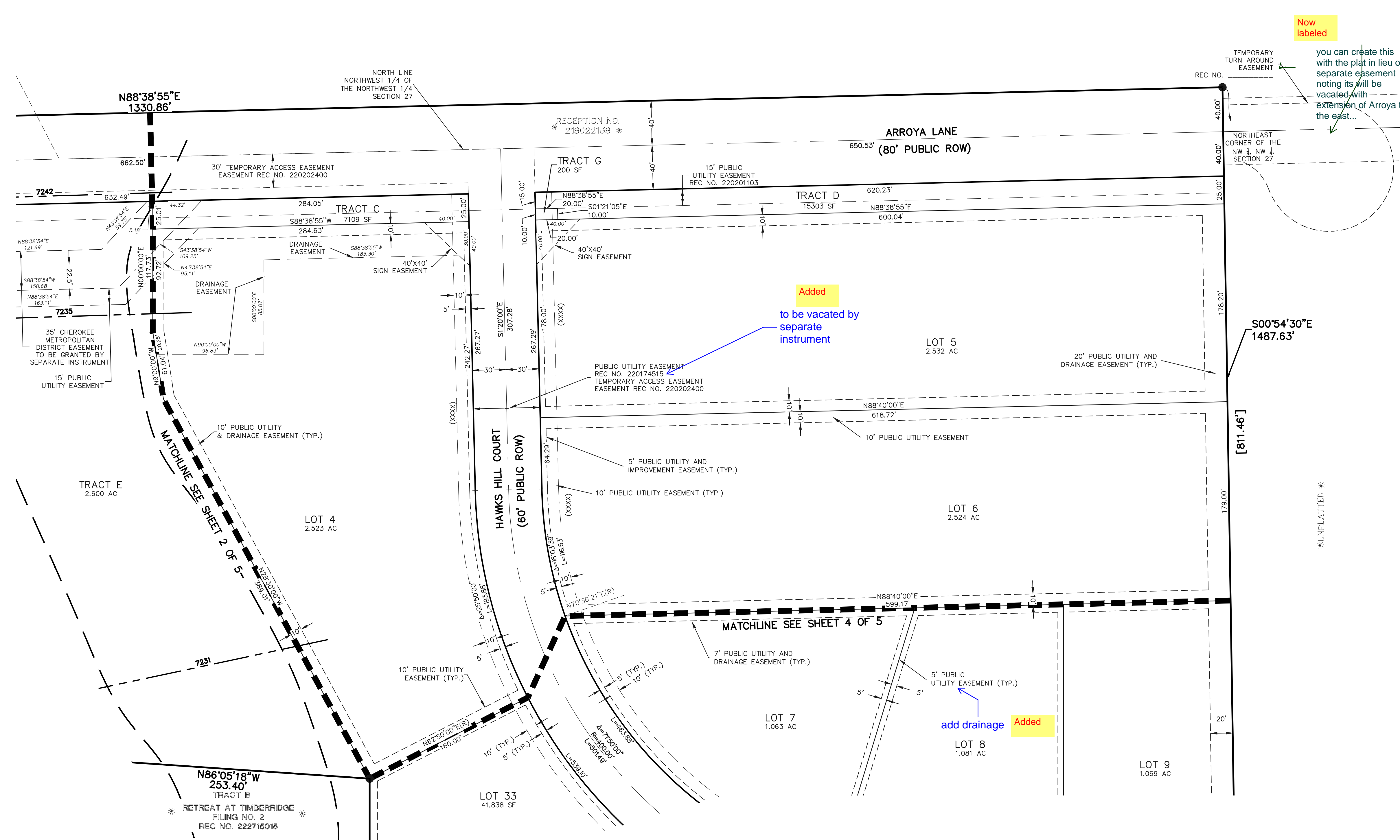
PRELIMINARY
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RETREAT AT TIMBERRIDGE
FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 2 OF 5

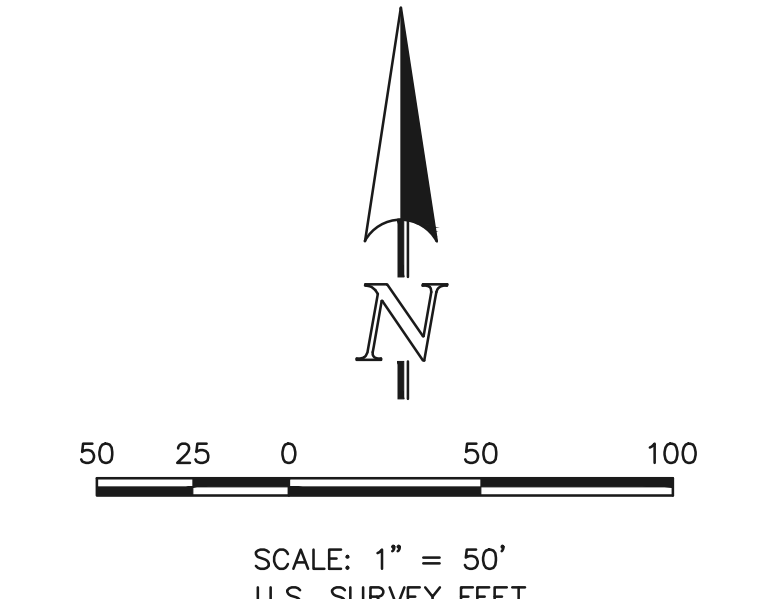


RETREAT AT TIMBERRIDGE FLING NO. 3

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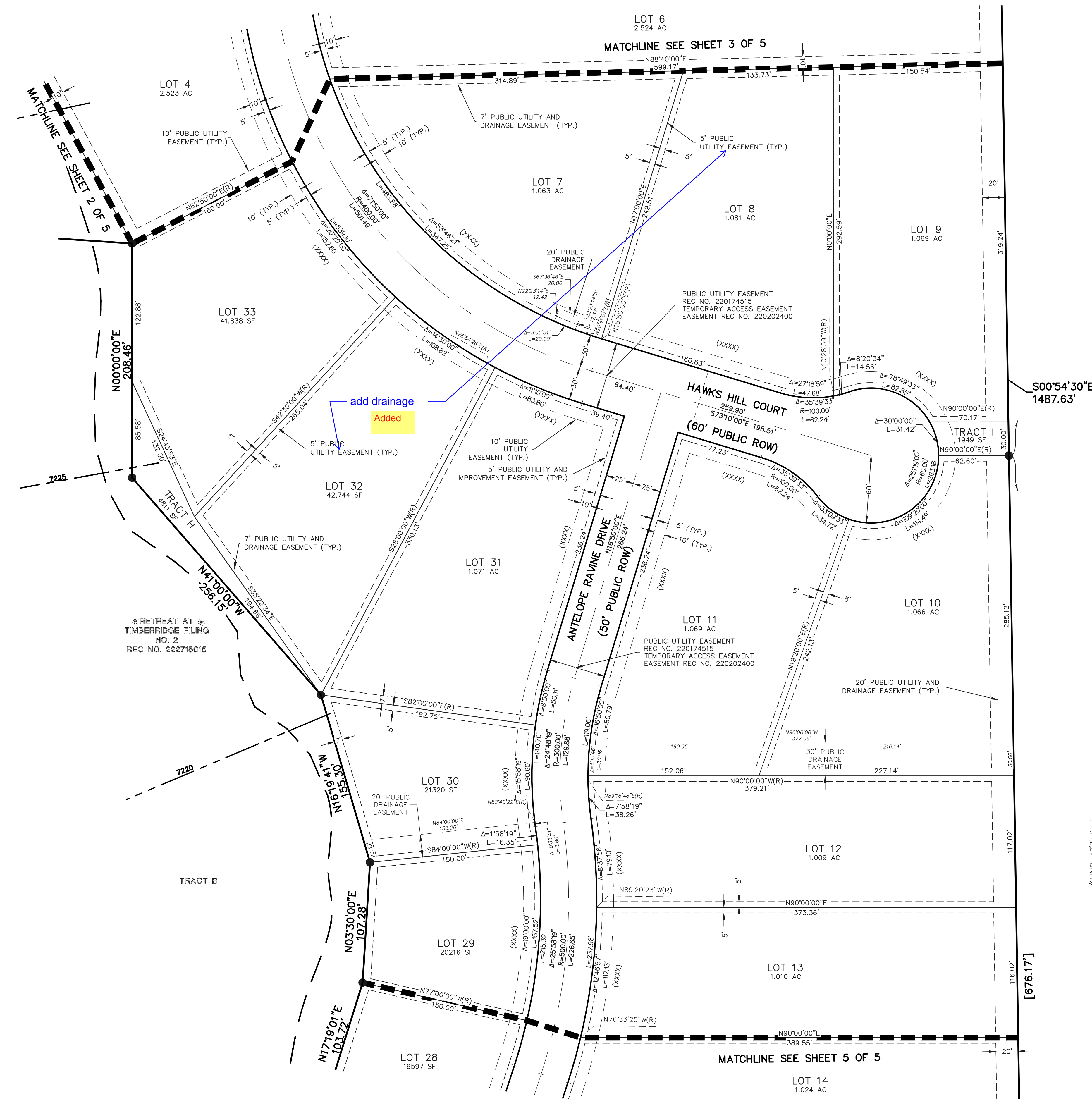
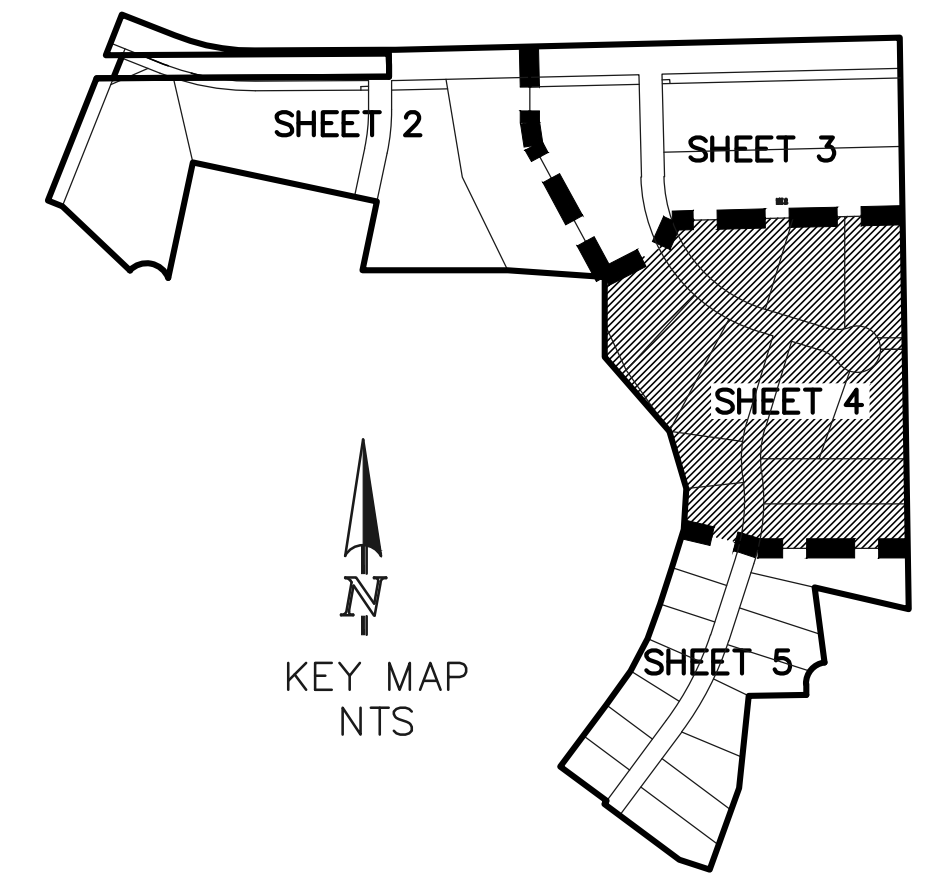
RETREAT AT TIMBERRIDGE
FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 3 OF 5



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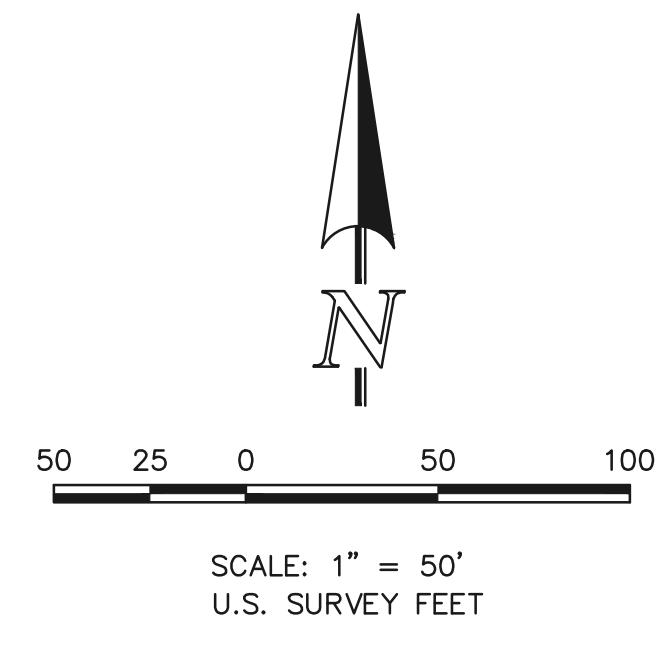
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A PORTION OF SECTIONS 21, 22, 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGEND

- 7174** BASE FLOOD ELEVATION
- [811.46]** 1400' INTERVAL DIMENSION
- (R) RADIAL BEARING
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- (XXXX) ADDRESS



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



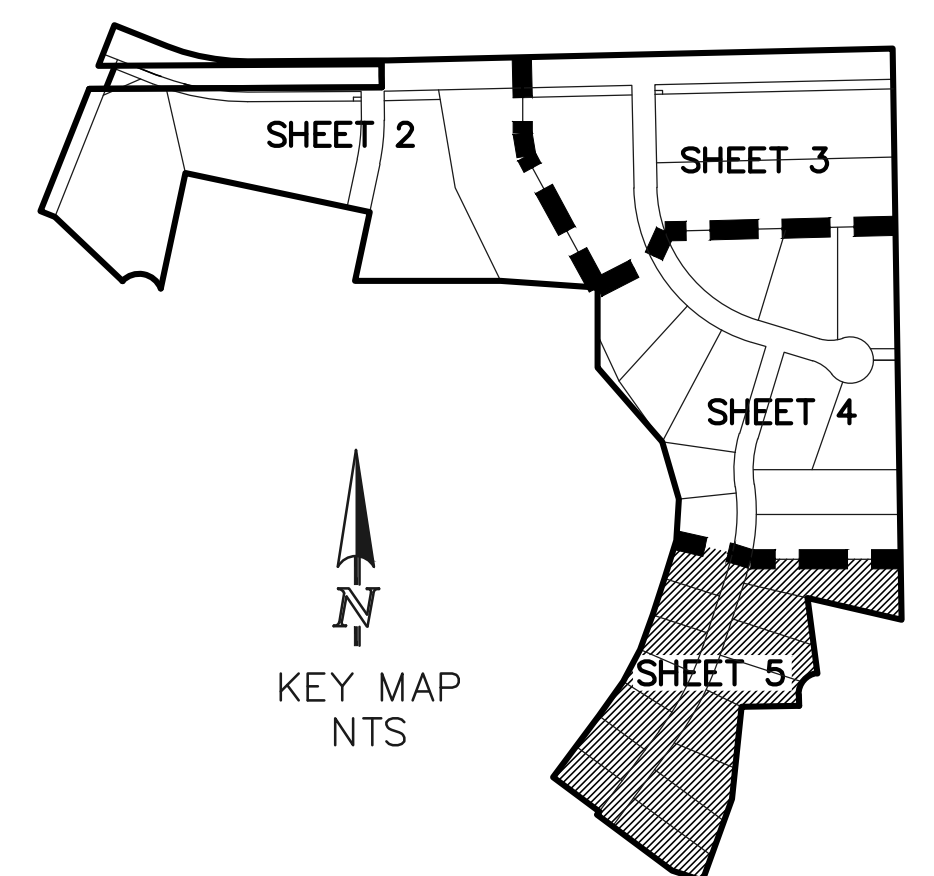
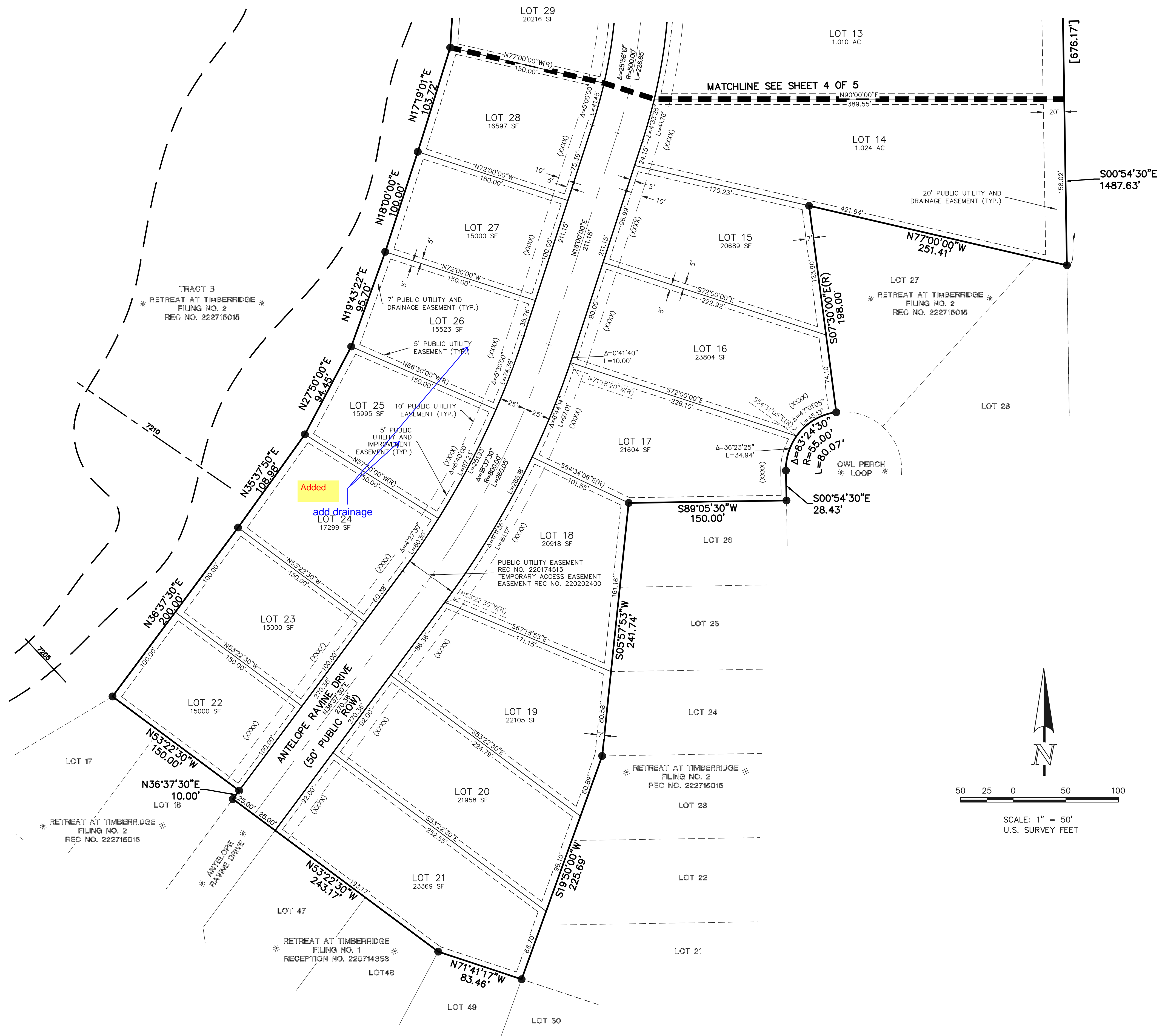
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790

PCD FILE NO.:

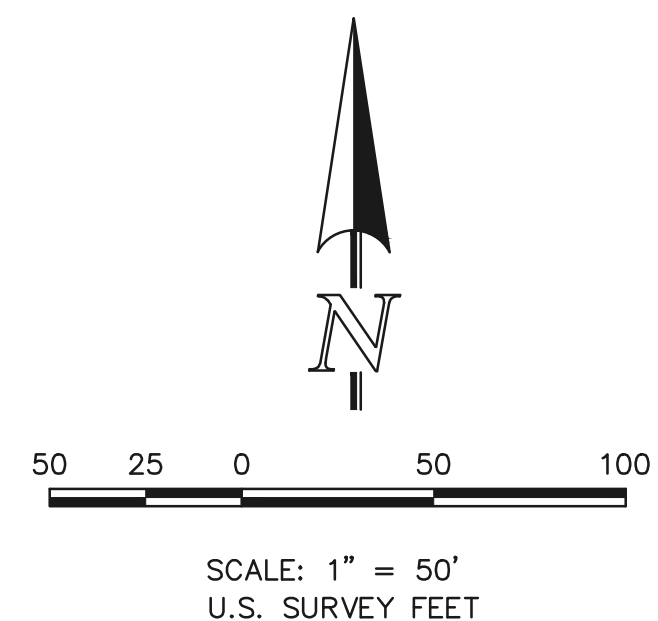
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RETREAT AT TIMBERRIDGE FLING NO. 3

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
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W/GROUND UNLESS OTHERWISE NOTED
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PRELIMINARY
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RETREAT AT TIMBERRIDGE
FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 5 OF 5



N:\118530\DRAWINGS\SURVEY\PLAT\118530P2-1P5.dwg, 12/21/2022 7:59:53 AM, 1:1