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, BE IT KNOWN BY THESE THAT TIMBERRIDGE DEVELOPMENT EL PASO COUNTY, COLORADO OWNER OF THE FOLLOWING DESCRIE LEGAL DESCRIPTION: CICATE FOR TRACTS A PARCEL OF LAND BEING A PORTI A THRU E AND H WITH USE STATED IN THE TRACT TABLE, ARE RANGE 65 WEST OF THE SIXTH PRI NTENANCE BY THE RETREAT METROPOLITAN DISTRICTS NO. 1. PARTICULARLY DESCRIBED AS FOLL BASIS OF BEARINGS: THE SOUTH OF SECTION PRINCIPAL SOUTHWES LITAN DISTRICT NO. 1 QUARTER STAMPED WITNESS (SECTION WAS ACKNOWLEDGED BEFORE ME THIS ______ COMMENCING AT THE CENTER-EAST WEST OF THE SIXTH PRINCIPAL MERIDÍAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON OF THE RETREAT METROPOLITAN DISTRICT NO. 1 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; WITNESS MY HAND AND OFFICIAL SEAL. THENCE NO9°49'11"E, A DISTANCE OF 2334.95 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE MY COMMISSION EXPIRES: OF VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430, SAID NOTARY PUBLIC POINT BEING THE NORTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715015, SAID POINT BEING THE POINT OF BEGINNING; ACCEPTANCE CERTIFICATE FOR TRACTS 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 THE DEDICATION OF TRACT I WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431; FOR MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICTS NO. 2. 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 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 OF THE RETREAT METROPOLITAN DISTRICT NO. 2. 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 STATE OF COLORADO SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; COUNTY OF EL PASO THENCE NO0'37'14"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 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ 30.00 FEET TO THE NORTHEASTERLY CORNER OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT OF_____, 20__, A.D. BY . RECORDED IN BOOK 2678 AT PAGE 431; OF THE RETREAT METROPOLITAN DISTRICT NO. 2 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 EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED WITNESS MY HAND AND OFFICIAL SEAL. IN BOOK 2678 AT PAGE 430; MY COMMISSION EXPIRES: ______ __ THENCE N21'41'10"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD AS DESCRIBED IN **NOTARY PUBLIC** 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 AND A DISTANCE OF 213.98 FEET TO A POINT OF TANGENT; OWNERS CERTIFICATE: THENCE N89°40'23"E, A DISTANCE OF 347.83 FEET; THENCE N88'38'55"E, A DISTANCE OF 1330.86 FEET; THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER THENCE S00°54'30"E, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 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 THENCE S00°54'30"E, A DISTANCE OF 1447.63 FEET TO THE NORTHEASTERLY CORNER OF RETREAT AT 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 19. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT TIMBERRIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715015; BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC THENCE ON THE NORTHERLY AND EASTERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY 2 THE FOLLOWING SEVEN (7) COURSES: 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 N77°00'00"W, A DISTANCE OF 251.41 FEET; 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. S07'30'00"E, A DISTANCE OF 198.00 FEET TO A POINT ON CURVE; ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS SO7"30"OO"E. HAVING A DELTA OF 83'24'30", A RADIUS OF 55.00 FEET AND A DISTANCE OF 80.07 FEET TO A POINT OF TANGENT; S00°54'30"E, A DISTANCE OF 28.43 FEET; S89°05'30"W, A DISTANCE OF 150.00 FEET; THE AFOREMENTIONED, TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS S05°57'53"W, A DISTANCE OF 241.74 FEET; EXECUTED THIS INSTRUMENT THIS __ DAY OF _____, 20__, A.D. 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; DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, THENCE ON THE NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE A COLORADO LIMITED LIABILITY COMPANY. FOLLOWING TWO (2) COURSES: STATE OF COLORADO N71°41'17"W, A DISTANCE OF 83.46 FEET; N53'22'30"W, A DISTANCE OF 243.17 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID COUNTY OF EL PASO RETREAT AT TIMBERRIDGE FILING NO. 2; 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 THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2 THE FOLLOWING TWENTY (20) COURSES: DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY. N36°37'30"E, A DISTANCE OF 10.00 FEET; N53°22'30"W, A DISTANCE OF 150.00 FEET; N36°37'30"E, A DISTANCE OF 200.00 FEET; WITNESS MY HAND AND OFFICIAL SEAL. N35°37'50"E, A DISTANCE OF 108.98 FEET: MY COMMISSION EXPIRES: ______ NOTARY PUBLIC N27°50'00"E, A DISTANCE OF 94.45 FEET; N19°43'22"E, A DISTANCE OF 95.70 FEET; N18°00'00"E, A DISTANCE OF 100.00 FEET; 8. N17°19'01"E, A DISTANCE OF 103.72 FEET; 9. N03°30'00"E, A DISTANCE OF 107.28 FEET; **GENERAL NOTES:** add drainage on side 10. N16°19'41"W, A DISTANCE OF 155.30 FEET; before but added 11. N41°00'00"W, A DISTANCE OF 256.15 FEET; and front lot lines 1. THE DATE OF PREPARATION IS DECEMBER 8, 2022. 12. N00°00'00"E, A DISTANCE OF 208.46 FEET; 13. N86°05'18"W, A DISTANCE OF 253.40 FEET; THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 14. N90°00'00"W, A DISTANCE OF 378.68 FEET; SIXTH PRINCIPAL MERIDIAN. 15. N12°00'00"E, A DISTANCE OF 183.00 FEET; LOT 1: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT 16. N78°00'00"W, A DISTANCE OF 490.00 FEET EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR PUBLIC 17. S12°00'00"W, A DISTANCE OF 307.77 FEET TO A POINT ON CURVE; UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 18. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S68°21"36"W, HAVING A DELTA OF RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, 114°51'36", A RADIUS OF 60.00 FEET AND A DISTANCE OF 120.28 FEET TO A POINT ON CURVE; FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. 19. N46°30'00"W, A DISTANCE OF 243.59 FEET; 20. N6818'50"W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. LOTS 2 - 6: UNLESS SHOWN GREATER IN WINTH, 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 CONTAINING A CALCULATED AREA OF 44.351 ACRES. 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. 4. 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 5. 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, 22119293, 219117055, 221040860, 219166057, 221040822 AND 222037429 AND AS AMENDED AND THE RETREAT METROPOLITAN DISTRICT NO. 2. AS EVIDENCED BY INSTRUMENT RECORDED Soil and Geology Conditions: UNDER RECEPTION NO. 220087615, 221040842, 22119288, 219117055, 2210400860, 219166057, 221040882 AND 222037429 AND Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) AS AMENDED The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by OTHER AGENCY REQUIREMENTS. IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO. THE COLORADO DEPARTMENT (author of the report) (date of report) in file (name of file and file number) available at the El Paso County OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE Planning and Community Development Department: SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT. Downslope Creep: (name lots or location of area) ■Rockfall Source:(name lots or location of area) THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL ■Rockfall Runout Zone:(name lots or location of area) DESCRIPTION AND ARE SUBJECT TO CHANGE. 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

THIS SITE, RETREAT AT TIMBERRIDGE FILING NO. 3, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY

BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.

THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X AND AE)

GENERAL NOTES (CONT.): D. 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 $_{ extsf{L}}$ 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.

11. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 218040692 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.

12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE

13. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.

CES RESPONSES

E. WOODMEN ROAD

14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

15. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBERS 221502 PREPARED BY CAPSTONE TITLE, WITH AN EFFECTI√E DATE OF DECEMBER 1, 2022 AT 8:00 A.M.

16. PURSUANT TO RESOLUTION . APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. ______, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF RETREAT AT TIMBERRIDGE FILING NO. 3 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

18. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUSTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD 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 OF THESE LOTS ARE RESPONSIBLE FOR THE

CONSTRUCTION AND MAINTENANCE OF SIDE-LOT DRAINAGE SWAKES TO ACCOMMODATE THE STORMWATER RUNOFF.

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 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 "ESI PLS 10376, 2006", IS ASSUMED TO BEAR S89'08'28"W A DISTANCE OF 1356.68 FEET.

21. TRACTS A THRU D ARE FOR PUBLIC REGIONAL AND LOCAL TRAILS, PUBLIC UTILITIES AND OPEN SPACE, SAID TRACTS WILL BE OWNED 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 WILL BE OWNED AND MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 2.

23. TRACT E AND H ARE FOR PUBLIC REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE, SAID TRACT WILL BE OWNED BY EL PASO COUNTY WITH AESTHETIC MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICT NO. 1.

24. TRACTS F AND G WILL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.

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 — & FAWWA? Added ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION BLACK HILLS ENERGY

26. ALL PROPERTY WITHIN THIS SUBDIVISION WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RETREAT AT TIMBERRIDGE RECORDED OCTOBER 30, 2020, UNDER RECEPTION NO. 220174542 RECORDS OF EL PASO COUNTY, COLORADO.

27. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.

28. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE: HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

29. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO VOLLMER ROAD AND ARROYA LANE.

30. THE SECONDARY GRAVEL ACCESS ROAD, LYING WITHIN AN EASEMENT DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 220202400, IS NOT COUNTY MAINTAINED. CONSTRUCTION AND MAINTENANCE OBLIGATIONS ARE THE RESPONSIBILITY OF TIMBERRIDGE ROUP, LLC AND THE RETREAT METROPOLITAN DISTRICT NO. 1 PER SAID EASEMENT DOCUMENT ______ this note is not needed

31. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1 add reference to the reports in SF2241 Added

32. SOIL AND GEOLOGY CONDITIONS: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGA MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOIL, GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY, THE RETREAT AT TIMBERRIDGE, VOLLMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTECH ENGINEERING INC, DATED APRIL 12, 2017, REVISED DECEMBER 1, 2017 IN FILE RETREAT AT TIMBERRIDGE FILE NO. PUD 17-003 AND FILE NO. SP 182 AVAILABLE AT EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT: POTENTIAL SEASONAL SHALLOW WATER: LOTS 1-3, NO BUILDINGS OR SEPTIC SYSTEMS ARE ALLOWED IN THESE AREAS. IN AREAS OF HIGH GROUNDWATER: 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 All other lots being impacted

33. THE PRIVATE DETENTION BASIN/ STORM WATER QUALITY BEST MANAGEME by PSW are shown to be MENT AND EASEMENT IS RECORDED UNDER RECEPTION NO. THE CHANNEL AND WETLAND MAINTENANCE AGREEMENT IS RECORDED UND removed that issue

34. INDIVIDUAL WELLS FOR LOTS 1-3 ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF

35. WATER RIGHTS AVAILABLE TO SERVE INDIVIDUAL WELLS ON LOTS 1-3 SHALL BE OWNED BY THE RETREAT METROPOLITAN DISTRICT NO. 1 AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE DISTRICT GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.

36. PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. ______

EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEERED SYSTEM PRIOR TO PERMIT APPROVAL.

37. THE FENCE ON LOT 1 ADJACENT TO VOLLMER ROAD AND THE REAR LOT LINES OF 5, 6, 9, 10 AND 12 THRU 14 SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.

39. APPROVAL OF THIS PLAT HEREBY VACATES AND RELEASES ANY RIGHTS EL PASO COUNTY MAY HAVE ACQUIRED OR BE ENTITLED TO IN THE 30 FEET ON EACH OF THE SECTION LINES RECORDED IN ROAD BOOK A AT PAGE 78 AND BOOK 571 AT PAGE 55, AS THEY MAY AFFECT THIS PLAT.

38. SEWAGE TREATMENT FOR LOTS 1-3 IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE

40. RESERVATION BY KAY JUANITA MCGINNIS AND JOAN CHARLEEN CORNELL AND RITA ANN O'DELL AND CHARLES L. O'DELL IN DEED RECORDED NOVEMBER 15, 2016 AT RECEPTION NO. 216132317 OF ANY AND ALL RIGHTS TO ANY AND ALL OIL, GAS AND OTHER MINERALS UNDER SAID LANDS PCD FILE NO.: SF2241 TOGETHER WITH THE RIGHT OF SURFACE ENTRY.

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

SURVEYOR'S STATEMENT:

, 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

•	I ATTE	ST	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 PUBLIC IMPROVEMENTS 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	DATE
DEVELOPMENT DEPARTMENT	

CLERK AND RECORDER:							
STATE OF COLORADO)) ss						
COUNTY OF EL PASO)						

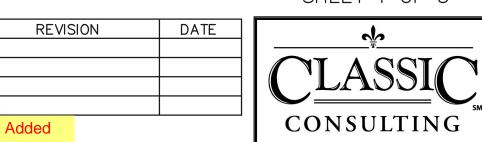
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK__.M. THIS___ ___DAY OF___ _, 20___, A.D., AND IS DULY RECORDED AT RECEPTION NO. _OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

·			
BY:	_		
· · · · · · · · · · · · · · · · · · ·	amounts Added		
DRAINAGE: SAND CREEK from F	DR —		
BRIDGE FEES:			
URBAN PARK:	_		
REGIONAL PARK:	THIS DOCUMENT HAS NOT BEEN PLAT CHECKED		
SCHOOL FEE: <u>FALCON SCHOOL DISTRICT NO. 4</u> ACADEMY SCHOOL DISTRICT NO.	19		

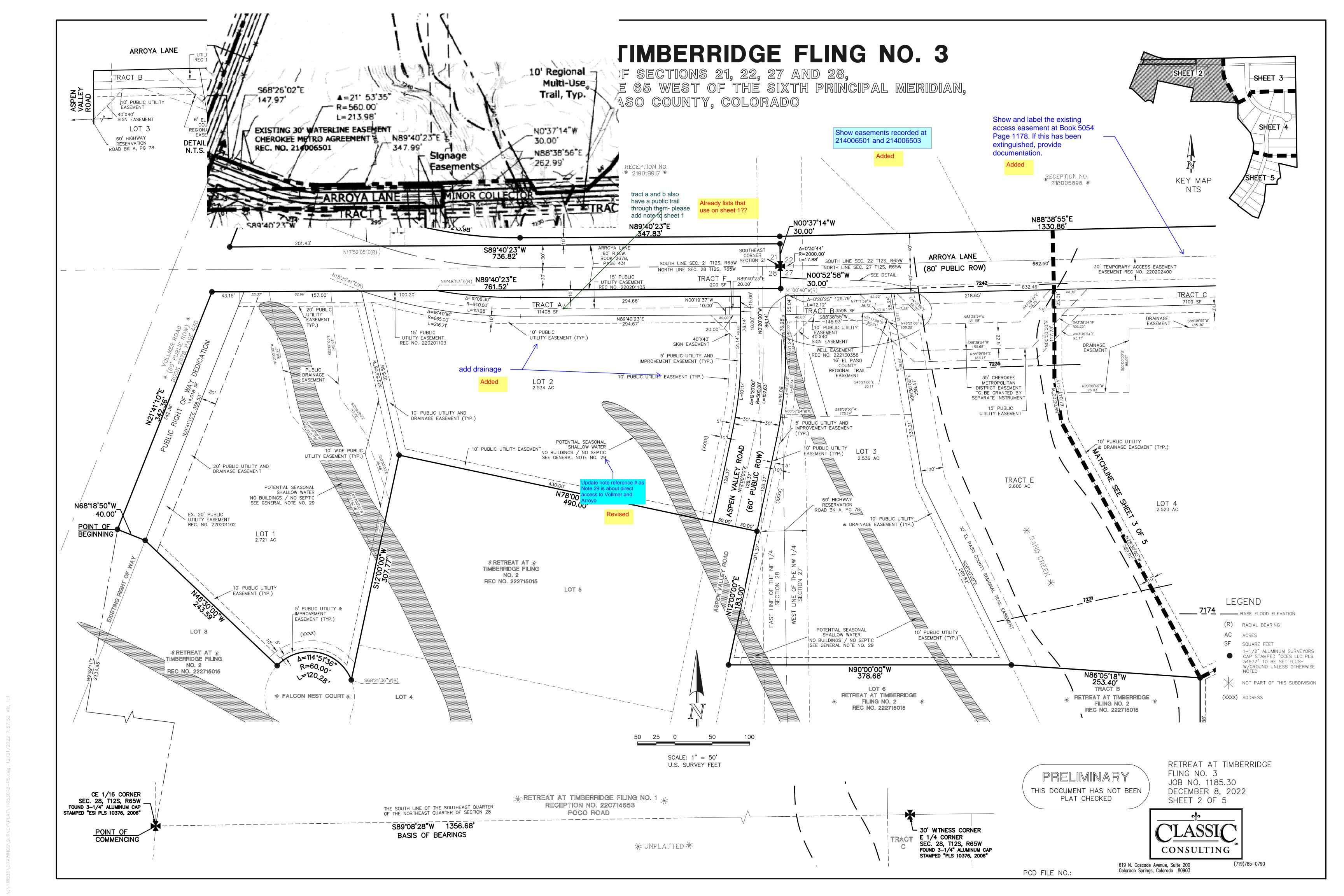
TIMBERRIDGE DEVELOPMENT GROUP, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921

RETREAT AT TIMBERRIDGE FILING NO. 3 JOB NO. 1185.30 DECEMBER 8, 2022 SHEET 1 OF 5



619 N. Cascade Avenue, Suite 200

(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

