

Steve Schleiker

El Paso County, CO

10/18/2024 11:11:11 AM

Doc \$0.00 3

Rec \$33.00

Pages 224715427



SUBDIVISION/CONDOMINIUM PLAT

Reception Number _____ Date _____ Time _____

Reception Fee _____ Number of Pages 3 File Number _____

Retreat at ~~Willow~~ Timberridge Filing No 4
Name of Plat

Timberridge Development Group LLC
Owner's Name

Subdivision

Condominium

BE IT KNOWN BY THESE PRESENTS:

THAT TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "OLIVER E. WATTS, DO NOT DISTURB, E. 1/16, S21, S28, 2010, SURVEY MARK, PE-LS 9853 FOUND FLUSH WITH GROUND AND MONUMENTED ON THE EAST END BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "T125 65W, S21 S22, S28 S27, 2006, PLS 10376" FOUND 0.6 FEET BELOW GROUND, AND IS DETERMINED BY GPS OBSERVATION TO BEAR NORTH 89°40'23" EAST A DISTANCE OF 1313.53 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22:

THENCE NORTH 00°19'37" WEST A DISTANCE OF 40.00 FEET TO A LINE BEING 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22;

THENCE NORTH 88°38'52" EAST, ON SAID PARALLEL LINE, A DISTANCE OF 477.61 FEET TO THE SOUTHWEST CORNER OF A DOCUMENT, RECORDED FEBRUARY 27, 2018 UNDER RECEPTION NO. 218022138 IN THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY AND NORTHERLY BOUNDARY LINE THE FOLLOWING (5) COURSES:

- 1) THENCE NORTH 47°35'42" EAST, A DISTANCE OF 44.33 FEET;
2) THENCE NORTH 36°59'01" EAST, A DISTANCE OF 517.38 FEET;
3) THENCE NORTH 56°32'31" EAST, A DISTANCE OF 489.24 FEET;
4) THENCE NORTH 38°17'19" EAST, A DISTANCE OF 182.67 FEET;
5) THENCE NORTH 89°41'56" EAST A DISTANCE OF 1,283.66 FEET TO A LINE BEING 30 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00°18'04" EAST, ON SAID PARALLEL LINE, A DISTANCE OF 852.14 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22;

THENCE SOUTH 88°38'37" WEST, ON SAID SOUTH LINE, A DISTANCE OF 1,300.52 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF THE RETREAT AT TIMBERRIDGE FILING NO. 3 RECORDED OCTOBER 1, 2024 UNDER RECEPTION NO. 224715418 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

THENCE NORTHERLY AND WESTERLY, ON SAID BOUNDARY, THE FOLLOWING TWO (2) COURSES:

- 1) THENCE NORTH 00°54'30" WEST, A DISTANCE OF 40.00 FEET;
2) THENCE SOUTH 88°38'55" WEST, A DISTANCE OF 852.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,501,567 SQUARE FEET (34.47125 ACRES), MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, 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. 4. 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 AFOREMENTIONED, TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS 14 DAY OF October 2024 A.D.

BY: DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO }
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF October 2024, 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: 2-11-27

Notary Public signature and seal for Stephanie Nicklisch.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT "A" WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICTS NO. 1.

BY: BOARD MEMBER
AS: BOARD MEMBER

OF THE RETREAT METROPOLITAN DISTRICT NO. 1.

STATE OF COLORADO }
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF October 2024 A.D. BY Douglas M. Stimple AS Board Member OF THE RETREAT METROPOLITAN DISTRICT NO. 1.

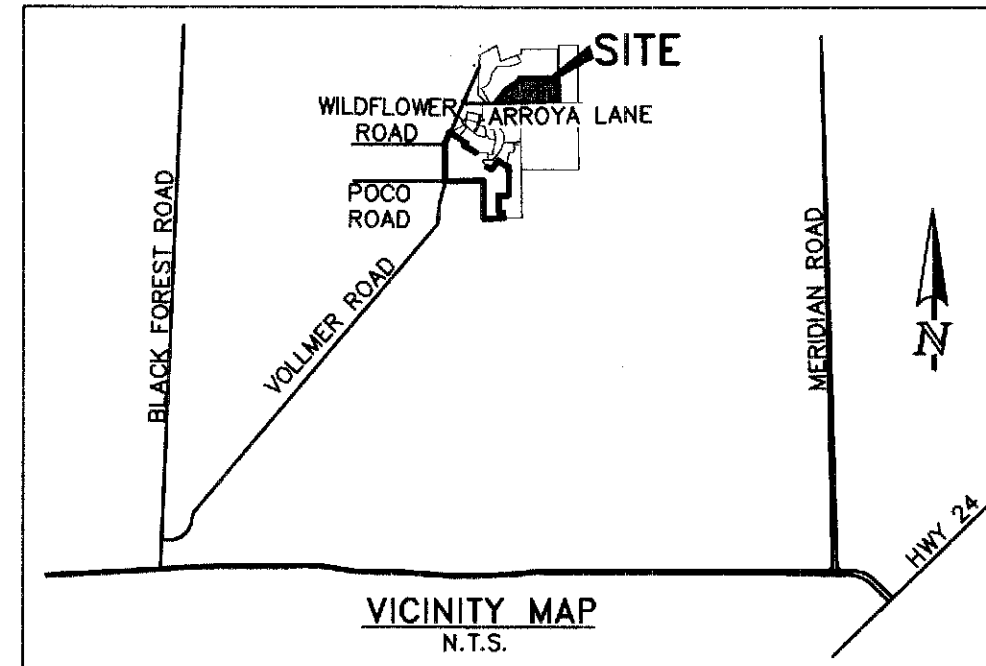
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 2-11-27

Notary Public signature and seal for Stephanie Nicklisch.

RETREAT AT TIMBERRIDGE FILING NO. 4

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS SEPTEMBER 10, 2024.
2. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "OLIVER E. WATTS, DO NOT DISTURB, E. 1/16, S21, S28, 2010, SURVEY MARK, PE-LS 9853 FOUND FLUSH WITH GROUND AND MONUMENTED ON THE EAST END BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "T125 65W, S21 S22, S28 S27, 2006, PLS 10376" FOUND 0.6 FEET BELOW GROUND, AND IS ASSUMED TO BEAR NORTH 89°40'23" EAST A DISTANCE OF 1313.53 FEET.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508"
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT;
5. 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
11. 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 NUMBER 224715418, 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT 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 DEPARTMENT 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.

- 12. THERE SHALL BE NO DIRECT LOT ACCESS TO ARROYA LANE.
13. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM NATURE REFUGE WAY PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
14. TRACT "A" OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 224073557 OF THE RECORDS OF EL PASO COUNTY. THE RETREAT METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
15. 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 "SOILS AND GEOLOGY STUDY RETREAT AT TIMBERRIDGE FILING NO. 4" BY ENTECH ENGINEERING, INC. DATED JUNE 17, 2024 IN FILE PCD FILE NO. SF1827 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

POTENTIAL SEASONALLY SHALLOW GROUNDWATER: LOTS 1-10, NO BUILDINGS OR SEPTIC SYSTEMS ARE ALLOWED IN THESE AREAS. A MINIMUM OF 3 FEET BETWEEN FOUNDATION COMPONENTS AND GROUNDWATER LEVELS ARE RECOMMENDED. FOUNDATIONS MUST HAVE A MINIMUM 30-INCH DEPTH FOR FROST PROTECTION. IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED PERIODICALLY, SUBSURFACE PERIMETER DRAINS ARE RECOMMENDED. SEASONALLY SHALLOW GROUNDWATER: LOTS 3 AND 5 DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. PERIMETER DRAINS AND SUMP PUMPS SHALL DISCHARGE NO CLOSER THAN 15 FEET FROM THE DRAINAGE EASEMENT AND SHALL NOT DIRECTLY DISCHARGE ONTO PUBLIC RIGHTS-OF-WAY. MAINTENANCE OF PERIMETER DRAINS AND SUMP PUMPS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

GENERAL NOTES CONT'D.:

- 16. TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
• WATER SERVICE IS PROVIDED BY FALCON AREA WATER & WASTEWATER AUTHORITY
• WASTEWATER SERVICE IS PROVIDED BY OWNER AS AN ON-SITE WASTEWATER TREATMENT SYSTEM.
• ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
• GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. ALL
• LOTS SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
17. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0535G, EFFECTIVE DATE DECEMBER 7, 2018.
18. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
19. A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE, FIRE DEPARTMENT, FIRE MARSHAL, OR OTHER QUALIFIED PROFESSIONAL STATING PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE WILDLAND FIRE AND HAZARD MITIGATION PLAN. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
• FOREST-WIDE THINNINGS
• FUELBREAK THINNINGS
• PRUNINGS
• DEBRIS DISPOSAL
20. BUILDING ENVELOPES INDICATE AREAS ALLOWING RESIDENTIAL CONSTRUCTION AND ARE MORE RESTRICTIVE THAN THE SETBACKS REQUIRED BY ZONING AND WILL GOVERN ALL BUILDING PLACEMENT. THE BUILDING ENVELOPES ARE USED TO DESCRIBE PURPOSE, AVOID SOILS HAZARDS, AVOID ROCK OUTCROPPINGS, PROTECT WETLANDS, ETC. BUILDING ENVELOPES SHALL CONTAIN THE PRIMARY RESIDENTIAL STRUCTURE, ANY ACCESSORY STRUCTURES, THE WELL, AND THE ON-SITE WASTEWATER SYSTEM, UNLESS OTHERWISE NOTED.
21. A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
22. TRACT "A" IS FOR DETENTION AND WATER QUALITY, SAID TRACT WILL BE OWNED AND MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1.
23. 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 NUMBER 240122 ISSUED BY CAPSTONE TITLE AN AGENT FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT DATE JANUARY 29, 2024 AT 8:00 A.M.
24. RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED FEBRUARY 11, 1983 IN BOOK 3673 AT PAGE 903. (SURVEYOR'S NOTE: THE DESCRIPTION CITED IN THIS DOCUMENT ENCOMPASSES THE ENTIRE PROPERTY WITH NO SPECIFIC LOCATION CITED FOR THE SUBJECT RIGHT-OF-WAY).
25. 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 TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
26. 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.
27. PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 220087614, 220114578, 221119288, 219117055, 221040860, 219168057, 221040822, 222037429 AND 223078877.
28. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
29. PER ECM SECTION I.7.1.B.5, THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE ECM SECTION AND THE IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA OF EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
30. PURSUANT TO RESOLUTION 24-237, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 224044111, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF RETREAT AT TIMBERRIDGE FILING NO. 4 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

15427

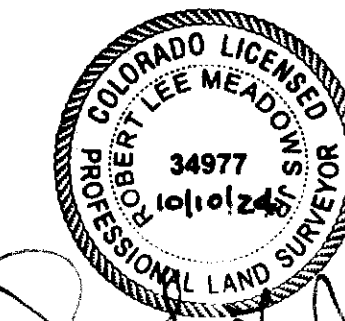
SUMMARY TABLE:

Table with columns: LOTS, SQUARE FEET, PERCENTAGE, OWNER, MAINTENANCE. Rows include Tract A (Detention and Water Quality), Lots (10 Total), R.O.W., and Total.

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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

I ATTEST THE ABOVE ON THIS 10th DAY OF October, 2024.



ROBERT L. MEADOWS JR., P.L.S. NO. 34977 PREPARED 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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR RETREAT AT TIMBERRIDGE FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 25th DAY OF JULY, 2024 SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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.

Chair of Commissioners signature and date 10/15/2024.

Planning and Community Development Director signature.

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:11 A.M. THIS 14th DAY OF October, 2024 A.D., AND IS DULY RECORDED AT RECEPTION NO. 224715427 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

Deputy signature.

FEES:

DRAINAGE: \$52,966.76 (SAND CREEK)
BRIDGE FEES: \$20,110.60 (SAND CREEK)
URBAN PARK: N/A
REGIONAL PARK: \$505/DU x 10 DU = 5,050.00 (AREA 2)
SCHOOL FEE: \$2,400.00 (SCHOOL DISTRICT 49)

RETREAT AT TIMBERRIDGE FILING NO 4 JOB NO. 1185.41 SEPTEMBER 10, 2024 SHEET 1 OF 3

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



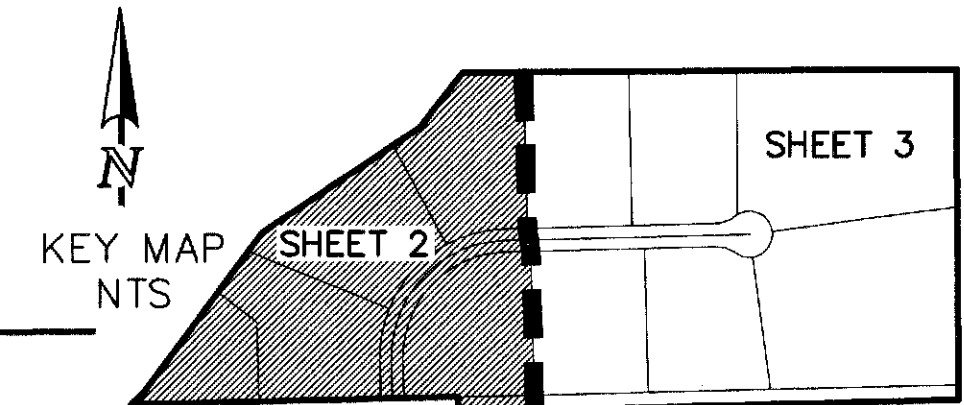
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790

PCD FILE NO. SF1827

RETREAT AT TIMBERRIDGE FILING NO. 4

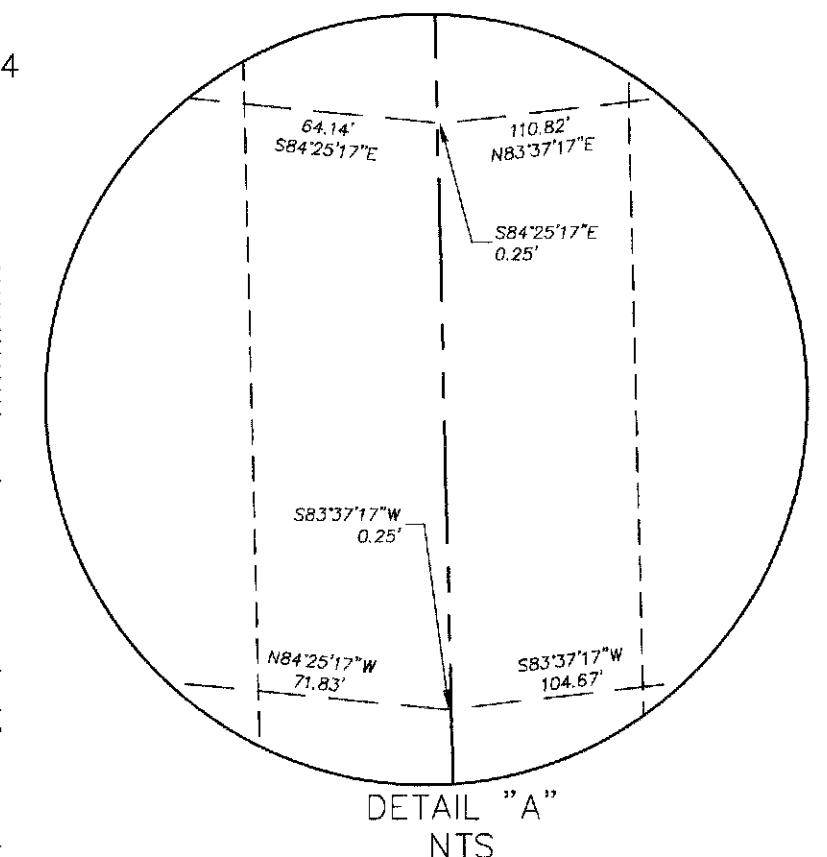
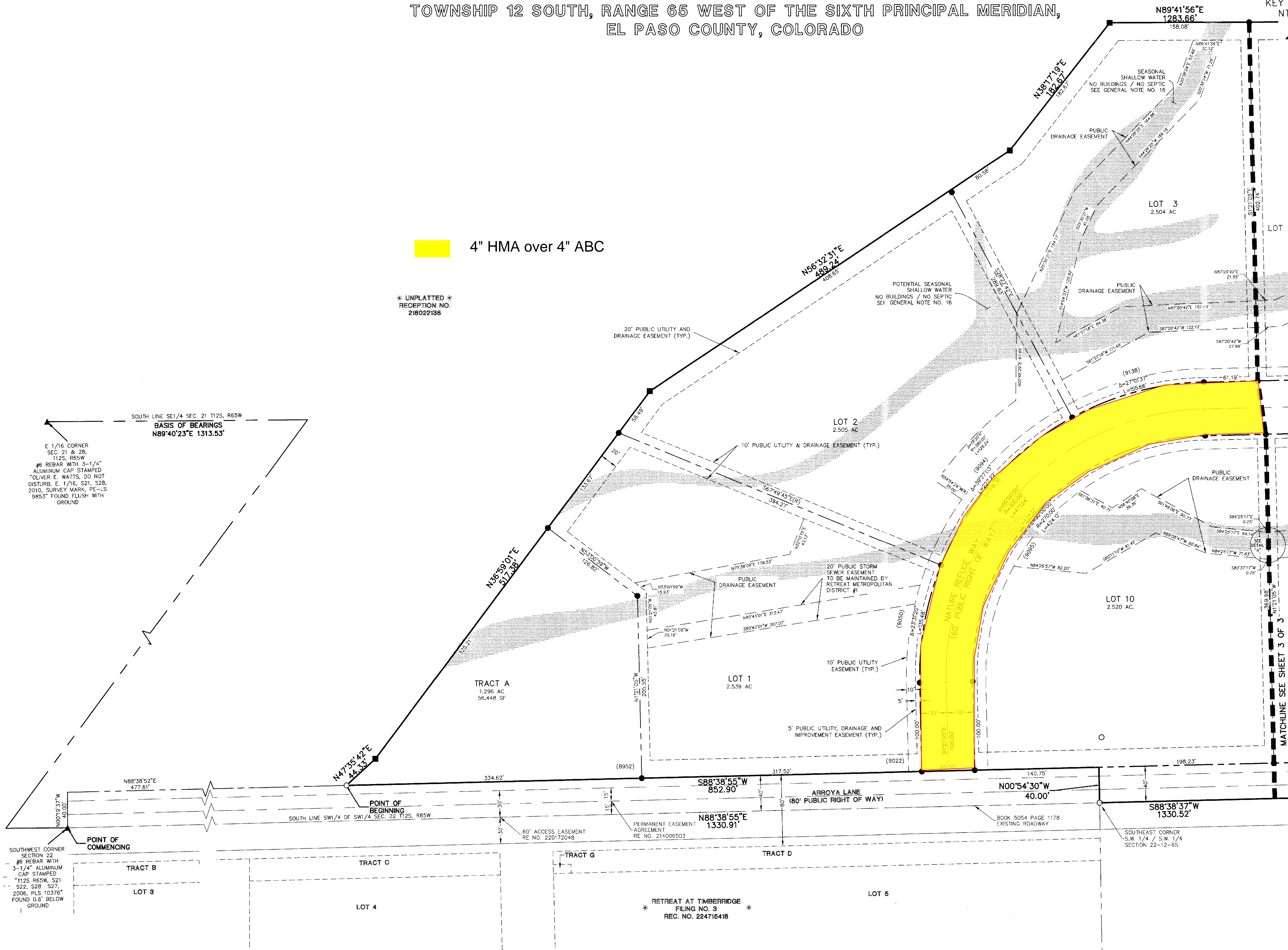
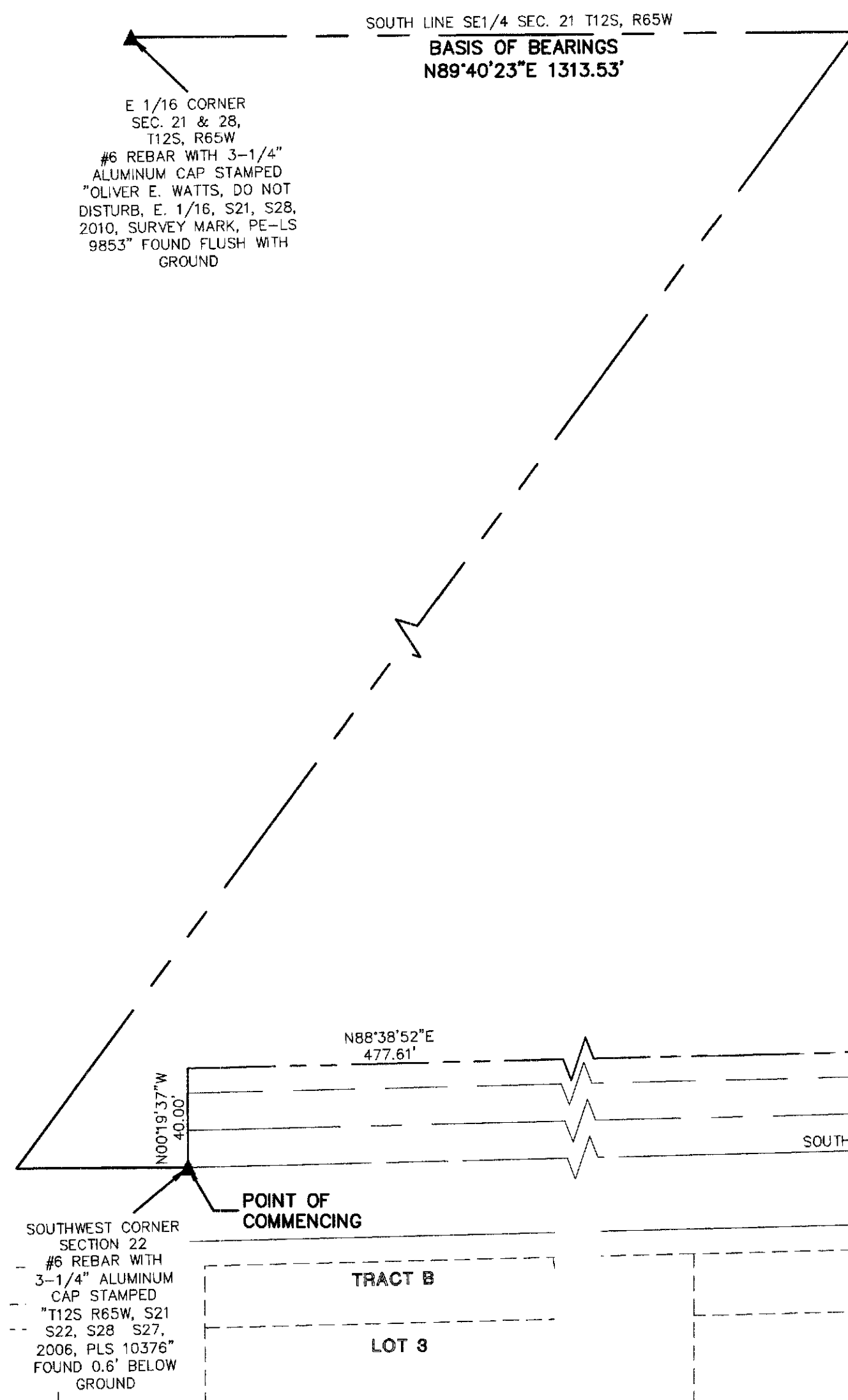
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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

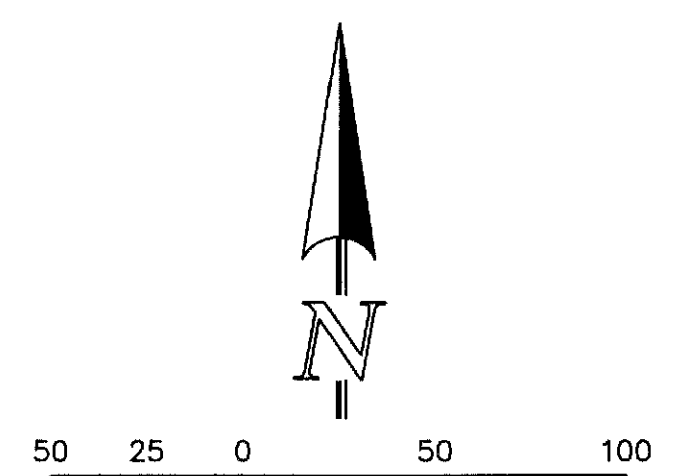


4" HMA over 4" ABC

* UNPLATTED *
RECEPTION NO.
218022136



- LEGEND**
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
 - * NOT PART OF THIS SUBDIVISION
 - ▲ AS NOTED RECOVERED
 - 1-1/4" RED PLASTIC SURVEYORS CAP STAMPED "PLS 37634" FOUND FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - 1-1/4" ORANGE PLASTIC SURVEYORS CAP STAMPED "PLS 32820" FOUND FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET



RETREAT AT TIMBERRIDGE
FILING NO 4
JOB NO. 1185.41
SEPTEMBER 10, 2024
SHEET 2 OF 3



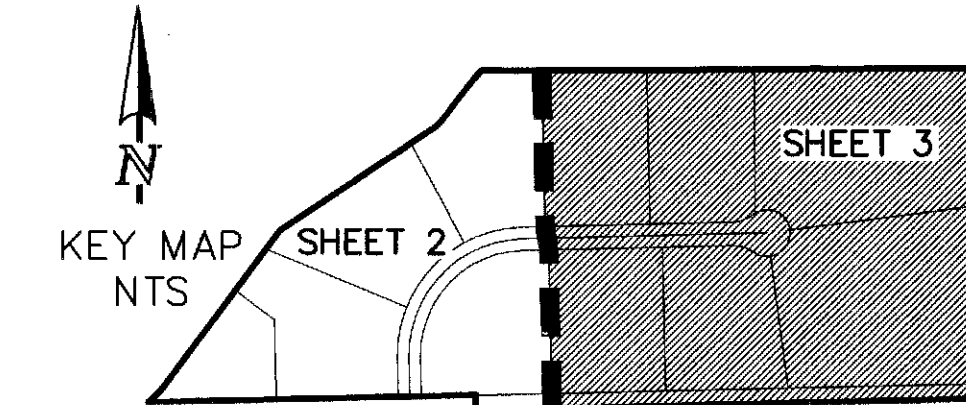
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD FILE NO. SF1827

RETREAT AT TIMBERRIDGE FILING NO. 4

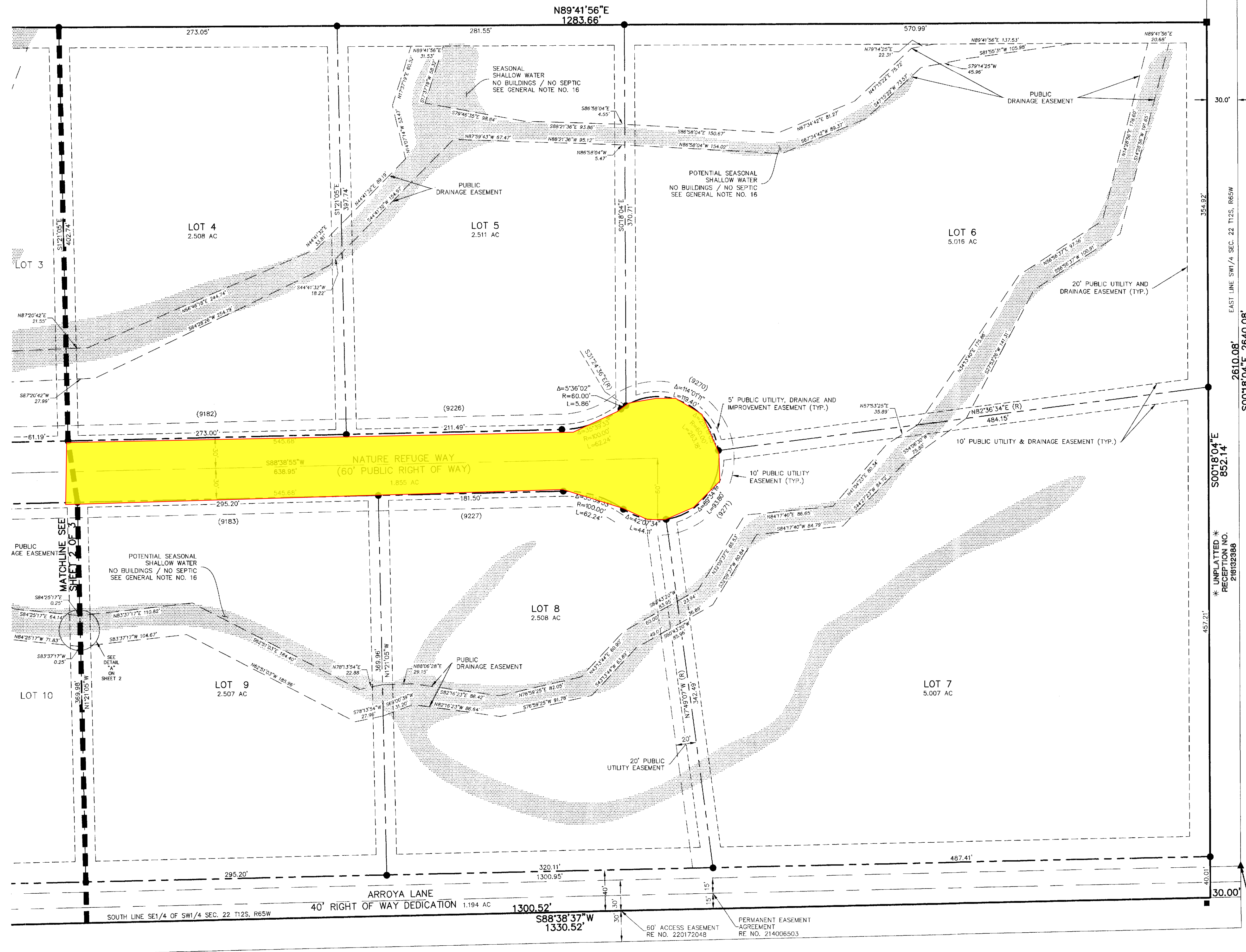
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

15427



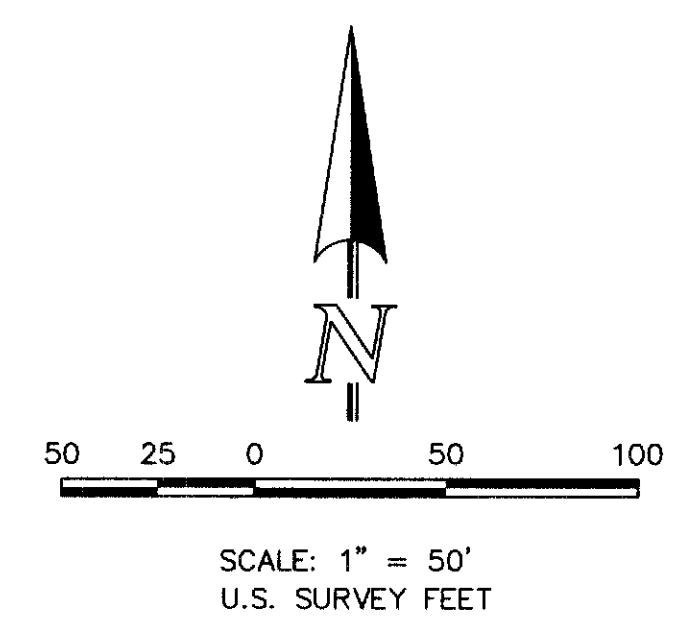
CENTER QUARTER
CORNER SECTION 22
2" ALUMINUM CAP
STAMPED "MARIOTT,
T12S R65W, C1/4 S22,
2004, PLS 22753"
FOUND

* UNPLATTED *
RECEPTION NO.
218022198



4" HMA over 4" ABC

- LEGEND**
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
 - ✱ NOT PART OF THIS SUBDIVISION
 - ▲ AS NOTED RECOVERED
 - 1-1/4" RED PLASTIC SURVEYORS CAP STAMPED "PLS 37654" FOUND FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - 1-1/4" ORANGE PLASTIC SURVEYORS CAP STAMPED "PLS 32820" FOUND FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET



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