

**RETREAT AT PRAIRIERIDGE FILING NO. 3**  
LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12  
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,  
STATE OF COLORADO

A map of the study area showing the location of the study site. The map includes labels for POCO RD., SITE, LOCHWINNOCH LN., VOLLNER RD., GLIDER LOOP, FORESTGATE DR., COTTONWOOD CREEK, and SAND CREEK. A north arrow is also present.

GENERAL NOTES (CONT.):

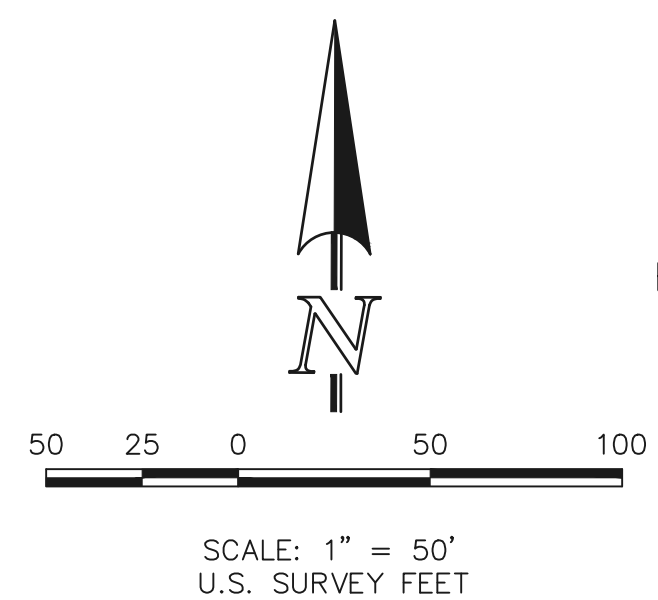
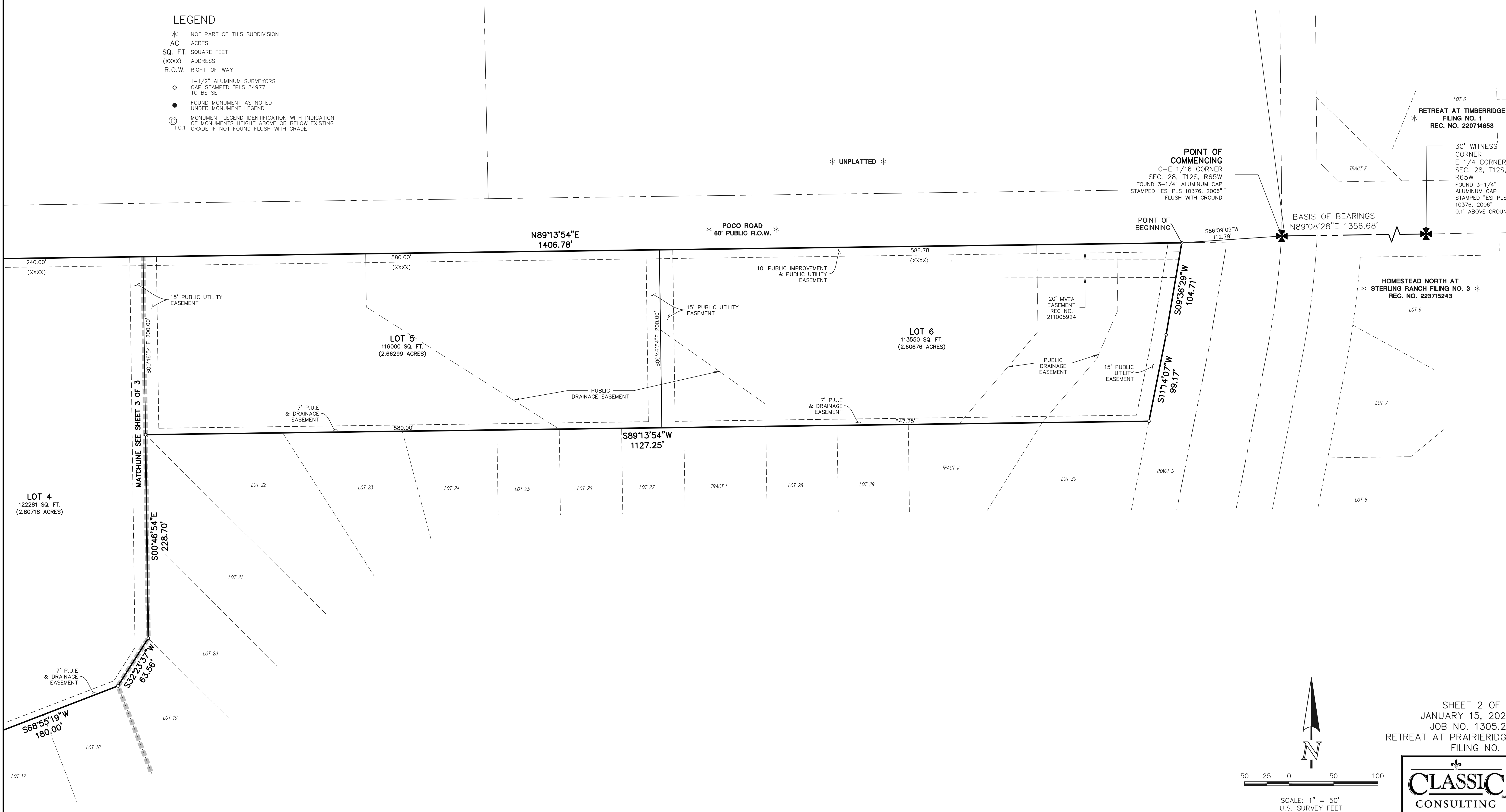
23. WATER AND WASTEWATER FOR THIS SUBDIVISION IS PROVIDED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
24. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
25. FLOODPLAIN STATEMENT:  
THIS SITE, RETREAT AT PRAIRIERIDGE FILING NO. 1, IS NOT PARTIALLY LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C0533G AND 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X)
26. 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.
27. 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 211759 ISSUED BY CAPSTONE. TITLE AN AGENT FOR STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE JULY 16, 2022 AT 8:00 A.M.
28. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN FINDINGS OF FACT, CONCLUSIONS OF LAW, AND JUDGMENT AND DECREE CASE NO. 07CW56 WATER DIVISION 2 RECORDED FEBRUARY 27, 2008 AT RECEPTION NO. 208022531 AFFECTS THE ENTIRE SURVEYED PROPERTY.

## PCD FILE NO.

# RETREAT AT PRAIRIERIDGE FILING NO. 3

## LEGEND

- \* NOT PART OF THIS SUBDIVISION
- AC ACRES
- SQ. FT. SQUARE FEET
- (XXXX) ADDRESS
- R.O.W. RIGHT-OF-WAY
- 1-1/2" ALUMINUM SURVEYORS  
CAP STAMPED "PLS 34977"  
TO BE SET
- FOUND MONUMENT AS NOTED  
UNDER MONUMENT LEGEND
- MONUMENT LEGEND IDENTIFICATION WITH INDICATION  
OF MONUMENTS HEIGHT ABOVE OR BELOW EXISTING  
GRADE IF NOT FOUND FLUSH WITH GRADE



# RETREAT AT PRAIRIERIDGE FILING NO. 3

## MONUMENT LEGEND

- A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1 INCH YELLOW PLASTIC CAP STAMPED "W.K.C. & ASSOCIATES PLS 4842".  
B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1 INCH YELLOW DAMAGED PLASTIC CAP ILLEGIBLY STAMPED.  
C. INDICATES REFERENCE TO A FOUND 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 38160".

## LEGEND

- \* NOT PART OF THIS SUBDIVISION  
AC ACRES  
SQ. FT. SQUARE FEET  
(XXXX) ADDRESS  
R.O.W. RIGHT-OF-WAY  
○ 1-1/2" ALUMINUM SURVEYORS  
CAP STAMPED "PLS. 34977"  
TO BE SET  
● FOUND MONUMENT AS NOTED  
UNDER MONUMENT LEGEND  
⊙ MONUMENT LEGEND IDENTIFICATION WITH INDICATION  
OF MONUMENTS HEIGHT ABOVE OR BELOW EXISTING  
GRADE IF NOT FOUND FLUSH WITH GRADE  
+0.1

EDGEWOOD SUBDIVISION  
FIL. NO. 1  
REC. NO. 220714604

\* UNPLATTED \*

\* POCO ROAD  
60' PUBLIC R.O.W. \*

N89°13'54"E  
717.48'

S89°13'54"W 399.94'

240.00'

(XXXX)

255.01'

(XXXX)

10' PUBLIC IMPROVEMENT  
& PUBLIC UTILITY  
EASEMENT

15' PUBLIC UTILITY  
EASEMENT

PUBLIC  
DRAINAGE EASEMENT

15' PUBLIC UTILITY  
EASEMENT

15' PUBLIC  
UTILITY  
EASEMENT

N00°16'33"W  
538.25'

LOT 1  
137534 SQ. FT.  
(3.15734 ACRES)

LOT 2  
132560 SQ. FT.  
(3.04315 ACRES)

LOT 3  
119569 SQ. FT.  
(2.74492 ACRES)

S00°46'12"E  
544.44'

LOT 1  
JAYNES SUBDIVISION  
PLAT BK X-3,  
PG 98

N00°46'54"W  
544.59'

LOT 4  
122281 SQ. FT.  
(2.80718 ACRES)

S00°46'54"E 200.00'

15' PUBLIC UTILITY  
EASEMENT

15' PUBLIC  
UTILITY  
EASEMENT

S00°46'54"E 228.70'

7' P.U.E  
& DRAINAGE  
EASEMENT

S32°23'37"W  
63.56'

S68°55'19"W  
180.00'

S89°13'29"W  
36.40'

N89°13'29"E 436.45'

S89°43'27"W  
722.15'

255.00'

7' P.U.E  
& DRAINAGE  
EASEMENT

247.14'

7' P.U.E  
& DRAINAGE  
EASEMENT

220.01'

7' P.U.E  
& DRAINAGE  
EASEMENT

LOT 10

LOT 11

LOT 15

LOT 16

LOT 17

LOT 18

LOT 4

LOT 7

TRACT H

LOT 8

LOT 9

SUNRISE MEADOW  
SUBDIVISION  
FIL. NO. 2  
REC. NO. 221214857



50 25 0 50 100

SCALE: 1" = 50'  
U.S. SURVEY FEET

SHEET 2 OF 3  
JANUARY 15, 2025  
JOB NO. 1305.20  
RETREAT AT PRAIRIERIDGE  
FILING NO. 3



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Colorado Springs, Colorado 80903  
(719)785-0790

PCD FILE NO. \_\_\_\_\_