

# MAYBERRY, COLORADO SPRINGS FILING NO. 1

## A PORTION OF SECTION 14 & SECTION 15,

### TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M.,

### EL PASO COUNTY, COLORADO

#### BE IT KNOWN BY THESE PRESENTS:

THAT COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, BY COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND.

#### TO WIT:

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF (N1/2) AND IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER (W1/2 W1/2 SW1/4) OF SECTION 14 AND IN THE EAST ONE-HALF OF THE EAST ONE-HALF (E1/2 E1/2) OF SECTION 15, ALL IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 15, AS MONUMENTED BY A REBAR AND 3-1/2" ALUMINUM CAP STAMPED "U.P.&E. PLS 116-4 1999", FROM WHICH THE NORTHEAST CORNER OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U.P.&E. PLS 11624 1999" BEARS S89°44'49"E, A DISTANCE OF 2606.55 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°44'49"E ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 2606.55 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID NE1/4 OF SAID SECTION 14; THENCE S0017°33'E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14, A DISTANCE OF 33.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 94; THENCE S89°28'59"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 651.88 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 W1/2 NE1/4) OF SAID SECTION 14, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2 W1/2 NE1/4) OF SAID SECTION 14; THENCE S0017°46"E ALONG THAT LINE COMMON TO SAID W1/2 W1/2 NE1/4 AND SAID E1/2 W1/2 NE1/4, A DISTANCE OF 266.42 FEET TO THE SOUTHERLY COMMON CORNER THEREOF; SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 14; THENCE N89°36'00"W ALONG THAT LINE COMMON TO SAID W1/2 W1/2 NE1/4 AND SAID SE1/4, A DISTANCE OF 654.29 FEET TO THE WESTERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 14; THENCE N0014°20"W ALONG THAT LINE COMMON TO SAID W1/2 W1/2 NE1/4 AND SAID NW1/4, A DISTANCE OF 836.81 FEET; THENCE S47°51'33"W, A DISTANCE OF 344.76 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°36'43", AN ARC LENGTH OF 97.30 FEET (THE LONG CHORD OF WHICH BEARS S43°03'12"W, A LONG CHORD DISTANCE OF 97.19 FEET); THENCE N44°17°33"W, A DISTANCE OF 418.36 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 750.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42°44'52", AN ARC LENGTH OF 559.57 FEET (THE LONG CHORD OF WHICH BEARS N22°55'07"W, A LONG CHORD DISTANCE OF 546.68 FEET) TO A POINT OF TANGENCY; THENCE N01°32'41"W, A DISTANCE OF 153.70 FEET; THENCE N89°28'59"W, A DISTANCE OF 1158.60 FEET; THENCE N03°10'1"E, A DISTANCE OF 100.00 FEET; THENCE N89°28'59"W, A DISTANCE OF 448.41 FEET; THENCE N44°44'30"W, A DISTANCE OF 31.25 FEET; THENCE N00°01'1"W, A DISTANCE OF 201.01 FEET; THENCE N89°28'59"W, A DISTANCE OF 62.00 FEET; THENCE N44°44'29"W, A DISTANCE OF 31.25 FEET; THENCE N89°28'59"W, A DISTANCE OF 142.00 FEET; THENCE S45°15'31"W, A DISTANCE OF 30.97 FEET; THENCE N89°28'59"W, A DISTANCE OF 62.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 201.01 FEET; THENCE S45°54'07"W, A DISTANCE OF 31.33 FEET; THENCE S0017°11"E, A DISTANCE OF 100.01 FEET; THENCE S89°29'00"E, A DISTANCE OF 176.89 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF SAID SECTION 14; THENCE S00°01°06"W ALONG THAT LINE COMMON TO SAID SECTION 15 AND SAID SECTION 14, A DISTANCE OF 1457.24 FEET; THENCE S44°04'24"E, A DISTANCE OF 111.44 FEET; THENCE ALONG THE ARC OF A 111.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°44'31", AN ARC LENGTH OF 18.96 FEET (THE LONG CHORD OF WHICH BEARS S50°48'46"W, A LONG CHORD DISTANCE OF 18.94 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 37.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°41'02", AN ARC LENGTH OF 36.44 FEET (THE LONG CHORD OF WHICH BEARS S27°50'30"W, A LONG CHORD DISTANCE OF 35.03 FEET) TO A POINT OF TANGENCY; THENCE S00°00'00"E, A DISTANCE OF 1138.80 FEET; THENCE ALONG THE ARC OF A 111.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°44'38", AN ARC LENGTH OF 447.08 FEET (THE LONG CHORD OF WHICH BEARS S49°31'11"W, A LONG CHORD DISTANCE OF 202.32 FEET); THENCE S90°00'00"W, A DISTANCE OF 199.76 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 40°36'30", AN ARC LENGTH OF 269.32 FEET (THE LONG CHORD OF WHICH BEARS N69°41'45"W, A LONG CHORD DISTANCE OF 263.72 FEET) TO A POINT OF TANGENCY; THENCE N49°23'30"W, A DISTANCE OF 213.03 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 49°23'30", AN ARC LENGTH OF 327.58 FEET (THE LONG CHORD OF WHICH BEARS N24°41'45"W, A LONG CHORD DISTANCE OF 317.53 FEET) TO A POINT OF TANGENCY; THENCE N00°00'00"W, A DISTANCE OF 36.33 FEET; THENCE N30°35'32"W, A DISTANCE OF 61.21 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 655.72 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°22'05", AN ARC LENGTH OF 416.21 FEET (THE LONG CHORD OF WHICH BEARS N48°46'35"W, A LONG CHORD DISTANCE OF 409.26 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 1030.45 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°17'41", AN ARC LENGTH OF 131.19 FEET (THE LONG CHORD OF WHICH BEARS N70°14'18"W, A LONG CHORD DISTANCE OF 131.10 FEET) TO A POINT ON THE WESTERLY LINE OF SAID E1/2 E1/2 OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF THE WEST ONE-HALF OF THE EAST ONE-HALF (W1/2 E1/2) OF SAID SECTION 15; THENCE N00°05'20"E ALONG THAT LINE COMMON TO SAID E1/2 E1/2 AND SAID W1/2 E1/2, A DISTANCE OF 2910.64 FEET; THENCE S89°54'56"E, A DISTANCE OF 82.89 FEET; THENCE N00°05'20"E, A DISTANCE OF 141.81 FEET; THENCE N89°08'28"W, A DISTANCE OF 82.91 FEET TO A POINT ON THE WESTERLY LINE OF SAID E1/2 E1/2, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID W1/2 E1/2; THENCE N00°05'19"E ALONG THAT LINE COMMON TO SAID E1/2 E1/2 AND SAID W1/2 E1/2, A DISTANCE OF 29.78 FEET TO THE NORTHERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID SECTION 15; THENCE S89°07°06"E ALONG SAID NORTHERLY LINE, A DISTANCE OF 1307.43 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 5527 AT PAGE 376 OF SAID COUNTY RECORDS.

SAID TRACT CONTAINS 228.01 ACRES OF LAND, MORE OR LESS.

#### OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STRIPS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "MAYBERRY, COLORADO SPRINGS FILING NO. 1". 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.

MANAGER/MEMBER, COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER

BY:

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ } ss.

COUNTY OF \_\_\_\_\_

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY \_\_\_\_\_ AS MANAGER/MEMBER, COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

#### RECORDING:

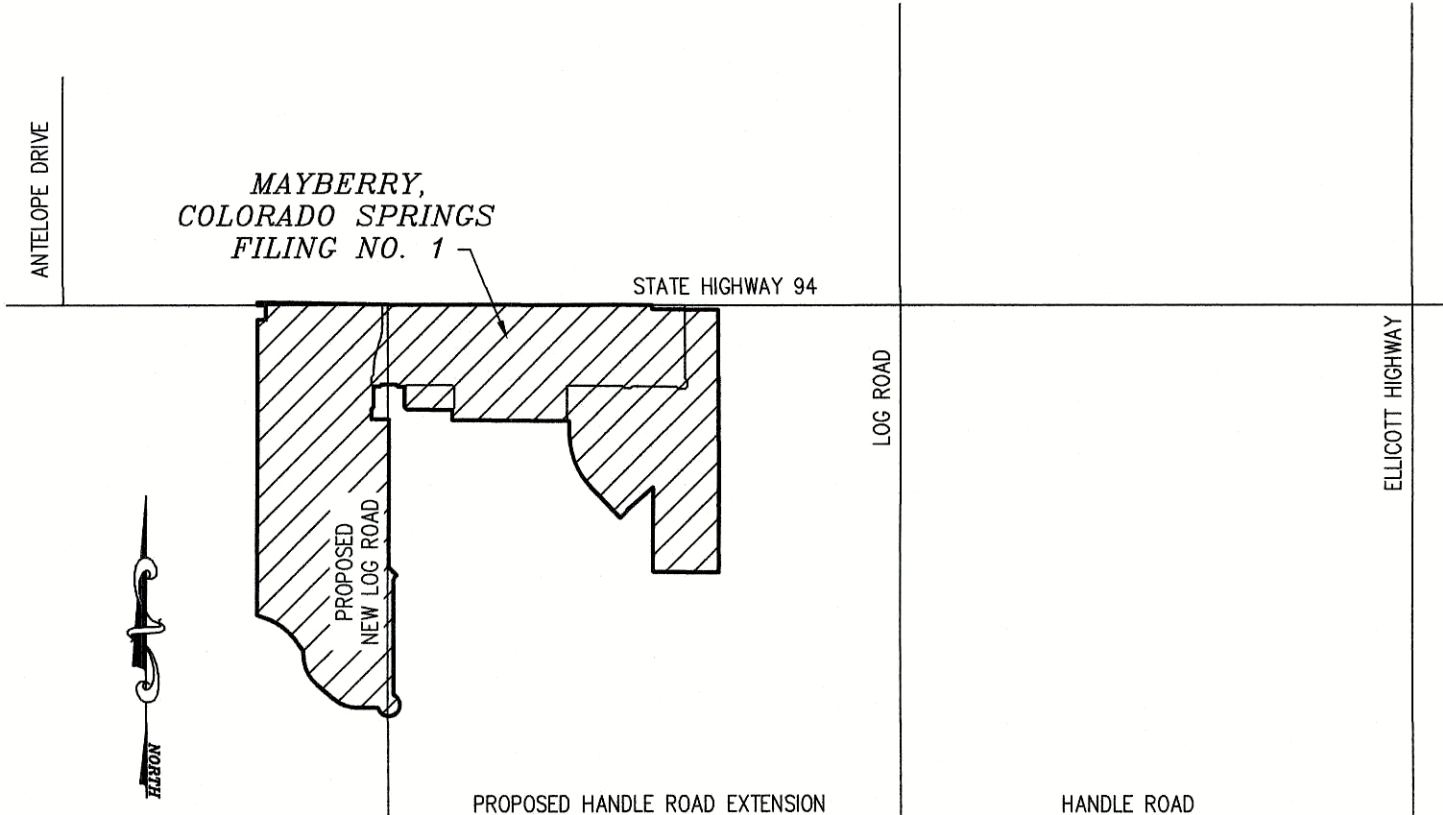
STATE OF COLORADO } ss.

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AND WAS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROEMAN, RECORDER

DEPUTY, EL PASO COUNTY CLERK AND RECORDER



Revise all signature blocks/certifications "2019" to "2020"

#### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "MAYBERRY, COLORADO SPRINGS FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS 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, BOARD OF COUNTY COMMISSIONERS

DATE

#### PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "MAYBERRY, COLORADO SPRINGS FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

DATE

#### EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, (REDUCED TO A THREE FOOT (3') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT FOR LOTS 61 THRU 98), ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FEET (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN AND A HALF (7.5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, (REDUCED TO A FIVE FOOT (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT FOR LOTS 61 THRU 98). THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

#### ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, D, F, G, AND I FOR PARK/OPEN SPACE/DRAINAGE AND UTILITY PURPOSES, TRACTS C, E, H, AND J FOR ALLEY/DRAINAGE/UTILITIES/UTILITY ACCESS AND EMERGENCY ACCESS PURPOSES AND TRACT M FOR DRAINAGE PURPOSES ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

BY: \_\_\_\_\_  
PRESIDENT

STATE OF \_\_\_\_\_ } ss.  
COUNTY OF \_\_\_\_\_

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY \_\_\_\_\_ AS PRESIDENT, ELLICOTT TOWN CENTER METROPOLITAN DISTRICT.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

#### SURVEYORS CERTIFICATION:

I, ERIC SIMONSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 19, 2018, 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 (THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF) AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ERIC SIMONSON, COLORADO P.L.S. NO. 38560  
FOR AND ON BEHALF OF  
RAMPART SURVEYS, LLC  
P.O. BOX 5101  
WOODLAND PARK, CO 80866

DATE

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

#### NOTES:

1.) BEARINGS USED HEREIN ARE ASSUMED TO BEAR S89°44'49"E, A DISTANCE OF 2606.55 FEET BETWEEN THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AS MONUMENTED BY A 3-1/2" ALUMINUM CAP STAMPED "U. P. & E. 1999 PLS 116-4" AND THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14, AS MONUMENTED BY A 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U. P. & E. 1999 PLS 11624".

2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A PROPERTY INFORMATION BINDER ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: RND 5069040, POLICY NUMBER: PIB55069040.2563822 (ACCORDING TO PUBLIC RECORDS AS OF MARCH 20, 2018 AT 5:00 P.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN ITEM 4. "THE FOLLOWING DOCUMENTS AFFECT THE LAND" IN THE ABOVE REFERENCED PROPERTY INFORMATION BINDER.

1) THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987, IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOWNS.

2) THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN PATENTS OF THE UNITED STATES RECORDED SEPTEMBER 28, 1905 IN BOOK 350 AT PAGE 274 AND APRIL 13, 1916 IN BOOK 526 AT PAGE 401.

3) THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 11, 1979, IN BOOK 3260 AT PAGE 701.

4) THE PROPERTY IS SUBJECT TO THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE EL PASO COUNTY TELEPHONE COMPANY RECORDED JANUARY 29, 1982 IN BOOK 3527 AT PAGE 176. (BLANKET NOTICE - NOT PLOTTABLE)

5) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 15, 1982, IN BOOK 3647 AT PAGE 674. (BLANKET EASEMENT OVER NE1/4 SECTION 14 - NOT PLOTTABLE)

6) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 20, 1982, IN BOOK 3649 AT PAGE 449. (BLANKET EASEMENT - NOT PLOTTABLE)

7) THE PROPERTY IS SUBJECT TO THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812. (BLANKET EASEMENT - NOT PLOTTABLE)

8) THE PROPERTY IS SUBJECT TO WATER RIGHTS AS DISCLOSED BY, BUT NOT LIMITED TO, THE INSTRUMENTS RECORDED DECEMBER 31, 1986 UNDER RECEPTION NO. 98159892, MARCH 6, 1997 UNDER RECEPTION NO. 97025786, NOVEMBER 12, 1998 UNDER RECEPTION NO. 98165898, JANUARY 12, 2004 UNDER RECEPTION NOS. 204006312 AND 204006313, APRIL 2, 2004 UNDER RECEPTION NOS. 2040053278 AND 2040053279, SEPTEMBER 9, 2008 UNDER RECEPTION NOS. 208100005 AND 208100007, MARCH 22, 2013 UNDER RECEPTION NO. 213038917, AND MARCH 25, 2013 UNDER RECEPTION NO. 213038197.

9) THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE ELLICOTT METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 11, 1997, UNDER RECEPTION 97015577.

10) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION 00-205 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE SPRINGS EAST VILLAGE SKETCH PLAN RECORDED FEBRUARY 15, 2001, UNDER RECEPTION NO. 201019028.

11) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 00-364 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE VIEWPOINT VILLAGE SKETCH PLAN RECORDED FEBRUARY 23, 2001 UNDER RECEPTION NO. 201021723.

12) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 01-17 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING REZONING RECORDED MARCH 21, 2001, UNDER RECEPTION NO. 201034352.

13) THE PROPERTY IS SUBJECT TO THE EFFECT OF PUD MAP AND DEVELOPMENT PLAN FOR SPRINGS EAST VILLAGE RECORDED NOVEMBER 28, 2001, UNDER RECEPTION NO. 201173795.

14) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-97 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING A PRELIMINARY PLAN FOR VIEWPOINT VILLAGE SUBDIVISION RECORDED APRIL 1, 2002 UNDER RECEPTION NO. 202050995.

15) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-98 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING A PRELIMINARY PLAN FOR VIEWPOINT VILLAGE SUBDIVISION RECORDED APRIL 1, 2002 UNDER RECEPTION NO. 202050995.

16) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-42 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE PRELIMINARY PLAN FOR SPRINGS EAST VILLAGE SUBDIVISION RECORDED JUNE 07, 2002, UNDER RECEPTION NO. 202092688.

17) THE PROPERTY IS SUBJECT TO A GRANT OF ACCESS AND UTILITY EASEMENT TO THE SUNSET METROPOLITAN DISTRICT AS RECORDED JANUARY 12, 2004 UNDER RECEPTION NO. 204006308. (AS SHOWN HEREON)

18) THE PROPERTY IS SUBJECT TO A GRANT OF ACCESS AND UTILITY EASEMENT TO THE SUNSET METROPOLITAN DISTRICT AS RECORDED JANUARY 12, 2004 UNDER RECEPTION NO. 204006309. (AS SHOWN HEREON)

19) THE PROPERTY IS SUBJECT TO A CERTIFICATE OF NON-COMPLIANCE FILED BY PIKES PEAK REGIONAL BUILDING DEPARTMENT RECORDED JANUARY 27, 2004 UNDER RECEPTION NO. 204015159.

20) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-487F OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE SPRINGS EAST DEVELOPMENT PLAN RECORDED MARCH 18, 2004 UNDER RECEPTION NO. 204043959.

21) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-499 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE AMENDED PRELIMINARY PLAN FOR THE SPRINGS EAST VILLAGE SUBDIVISION RECORDED MARCH 22, 2004, UNDER RECEPTION NO. 204045661.

22) THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR LANDSCAPE, DRAINAGE, PUBLIC UTILITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 16, 2004, UNDER RECEPTION 204061415. (DOES NOT AFFECT SUBJECT PROPERTY)

23) THE PROPERTY IS SUBJECT TO THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, DETERMINATION NO. 598-BD RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189404.

PERMITS TO USE EXISTING WELLS, NOS. 61972-F AND 61973-F FILED IN CONNECTION THEREWITH RECORDED NOVEMBER 17, 2004 UNDER RECEPTION NOS. 204190085 AND 204190086.

24) THE PROPERTY IS SUBJECT TO THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, DETERMINATION 599-BD, RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189405.

25) THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR ROADWAY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 26, 2005, UNDER RECEPTION NO. 205012856. (AS SHOWN HEREON)

26) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-18 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE ELLICOTT TOWN CENTER SKETCH PLAN RECORDED FEBRUARY 28, 2006 UNDER RECEPTION NO. 206029706.

27) THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, AS EVIDENCED BY RESOLUTION NO. 06-228 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED JULY 05, 2006, UNDER RECEPTION NO. 206089820 AND DISTRICT ORDER FROM CASE NO. 06CV3948 RECORDED JANUARY 4, 2007 UNDER RECEPTION NO. 207001700, RESOLUTION NO. 06-112 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING THE SERVICE PLAN AMENDMENT FOR THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, RECORDED JANUARY 15, 2014, UNDER RECEPTION NO. 214003507.

SPECIAL DISTRICT DISCLOSURE DOCUMENT-ELLICOTT TOWN CENTER METROPOLITAN DISTRICT IN CONNECTION THEREWITH RECORDED DECEMBER 22, 2014, UNDER RECEPTION NO. 214117420.

28) THE PROPERTY IS SUBJECT TO THE EFFECT OF THE ELLICOTT TOWN CENTER OVERALL PUD DEVELOPMENT PLAN, RECORDED OCTOBER 06, 2006 UNDER RECEPTION NOS. 206149054 AND 206149055.

29) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-161 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING REZONE FROM PUD ZONE DISTRICT TO AN OVERALL PUD ZONE DISTRICT, RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165180.

30) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-162 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING REZONE FROM PUD ZONE DISTRICT TO A MORE SPECIFIC DISTRICT WITH A SITE SPECIFIC DEVELOPMENT PLAN RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165181.

31) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-163 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE PRELIMINARY PLAN FOR ELLICOTT TOWN CENTER PHASE I, RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165182.

32) THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 27, 2009, UNDER RECEPTION NO. 209043451. (AS SHOWN HEREON)

33) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 09-160 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING EXPIRED FINAL PLAT OF ELLICOTT TOWN CENTER, RECORDED MARCH 06, 2014, UNDER RECEPTION NO. 214018538.

34) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 10-139 OF THE BOARD OF COUNTY COMMISSIONERS TO APPROVE A TWO-YEAR TIME EXTENSION TO RECORD THE FINAL PLAT FOR ELLICOTT TOWN CENTER FILING NO. 1 SUBDIVISION RECORDED APRIL 15, 2014, UNDER RECEPTION NO. 214030731.

35) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 07-132 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING FINAL PLAT FOR ELLICOTT TOWN CENTER PHASE I RECORDED MAY 07, 2014, UNDER RECEPTION NO. 214038069.

36) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 16-345 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING THE SERVICE PLAN FOR THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT RECORDED OCTOBER 05, 2016 UNDER RECEPTION NO. 216114888.

#### NOTES - CONTINUED:

37) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION 17-354 OF THE BOARD OF COUNTY COMMISSIONERS FOR RECONSIDERATION TO APPROVE AN EXTENSION OF TIME TO RECORD A FINAL PLAT RECORDED DECEMBER 13, 2017 UNDER RECEPTION NO. 217150656 AND AMENDED RESOLUTION RECORDED DECEMBER 14, 2017 UNDER RECEPTION NO. 217151050.

38) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 17-401 OF THE BOARD OF COUNTY COMMISSIONERS TO RECONSIDER TO APPROVE AN EXTENSION OF TIME TO RECORD A FINAL PLAT RECORDED DECEMBER 28, 2017 UNDER RECEPTION NO. 217156644.

39) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 17-402 OF THE BOARD OF COUNTY COMMISSIONERS TO RECONSIDER TO APPROVE AN EXTENSION OF TIME TO RECORD A FINAL PLAT, RECORDED DECEMBER 28, 2017 UNDER RECEPTION NO. 217156645.

40) THE PROPERTY IS SUBJECT TO EXISTING LEASES AND TENANCIES, IF ANY.

3) ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, C/O SPECIAL DISTRICT MANAGEMENT SERVICES, INC., MANAGER, 141 UNION BOULEVARD, SUITE 150, LAKEWOOD, COLORADO, 80228, WILL HAVE OVERALL MAINTENANCE AND OPERATION RESPONSIBILITY TO PROVIDE WATER AND WASTEWATER SERVICES.

4) ALL PROPOSED ROAD AND DRAINAGE CONSTRUCTION WITHIN MAYBERRY, COLORADO SPRINGS FILING NO. 1 WILL BE PERFORMED TO EL PASO COUNTY STANDARDS. INTERIOR ROADS WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ROADS AND DRAINAGE FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY EL PASO COUNTY UPON FINAL ACCEPTANCE OF THESE FACILITIES AFTER THE TWO-YEAR WARRANTY PERIOD. THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT WILL MAINTAIN ALLEYS, DRAINAGE CHANNELS, STORMWATER DETENTION PONDS, AND TRAILS WITHIN THE PROPOSED OPEN SPACE AREAS.

5) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH

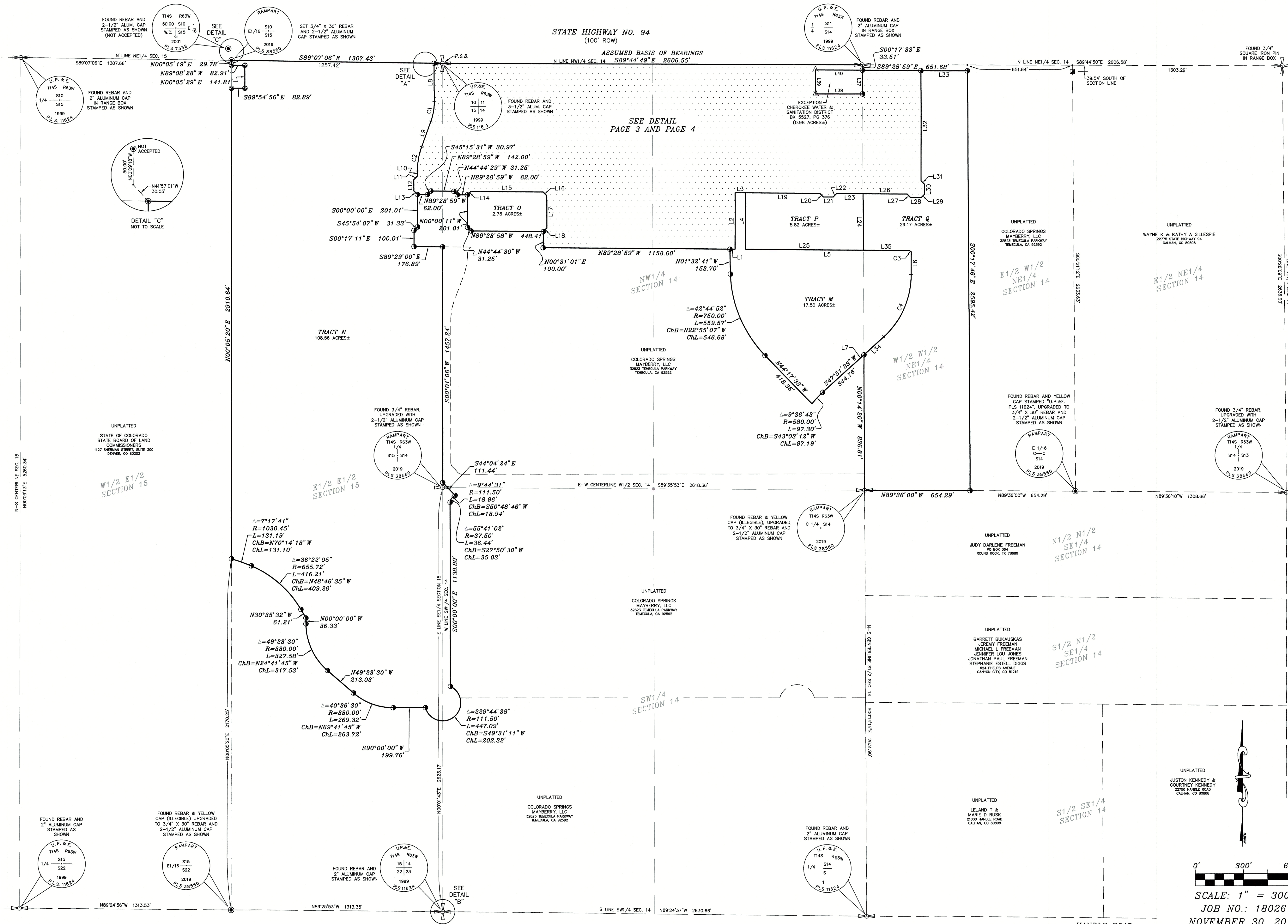


# MAYBERRY, COLORADO SPRINGS FILING NO. 1

## A PORTION OF SECTION 14 & SECTION 15,

### TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M.,

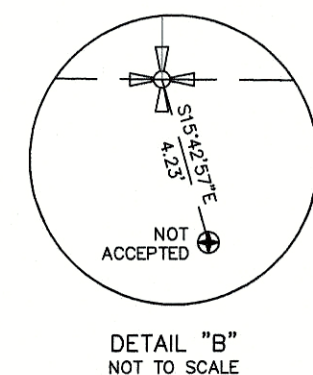
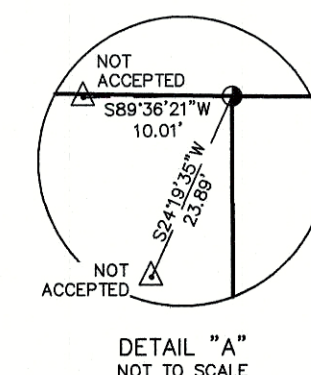
### EL PASO COUNTY, COLORADO



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°28'59\"E	31.78'
L2	N00°20'22\"E	350.00'
L3	S89°28'59\"E	64.97'
L4	S00°20'22\"W	350.00'
L5	S89°28'59\"E	1016.62'
L6	S00°00'00\"E	139.29'
L7	S47°51'33\"W	510.69'
L8	S00°01'09\"W	235.75'
L9	S19°58'22\"W	166.93'
L10	S00°00'00\"W	31.13'
L11	N45°15'31\"E	30.97'
L12	S00°00'00\"W	70.00'
L13	S44°44'29\"E	31.25'
L14	N45°15'31\"E	30.97'
L15	S89°28'59\"E	448.42'
L16	S44°44'29\"E	31.25'
L17	S00°00'00\"W	201.01'
L18	S45°15'31\"W	30.97'
L19	S89°28'59\"E	460.09'
L20	S44°44'29\"E	31.38'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S89°28'59\"E	60.00'
L22	N45°15'31\"E	31.10'
L23	S89°28'59\"E	163.95'
L24	S00°14'20\"E	350.03'
L25	N89°28'59\"W	731.76'
L26	S89°28'59\"E	273.81'
L27	S44°44'29\"E	31.25'
L28	S89°28'59\"E	65.00'
L29	N45°15'31\"E	30.97'
L30	N00°00'00\"E	60.00'
L31	N44°44'29\"W	31.25'
L32	N00°00'00\"E	681.03'
L33	S89°28'59\"E	287.72'
L34	N47°51'33\"E	165.93'
L35	N89°28'59\"W	284.86'
L37	S00°14'20\"E	146.50'
L38	N89°44'49\"W	290.00'
L39	N00°14'20\"W	147.84'
L40	S89°28'59\"E	290.01'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	127.11'	365.00'	19°57'13\"	126.47'
C2	151.64'	435.00'	19°58'22\"	150.87'
C3	14.46'	65.00'	12°44'52\"	14.43'
C4	434.36'	520.00'	47°51'33\"	421.84'



#### LEGEND:

- SET 5/8\" REBAR AND ORANGE CAP STAMPED \"RAMPART PLS 38560\"
- FOUND 5/8\" REBAR AND ORANGE CAP STAMPED \"RAMPART PLS 26965\"
- FOUND REBAR AND YELLOW CAP STAMPED \"UP&E PLS 11624\"
- FOUND REBAR AND YELLOW CAP STAMPED (ILLEGIBLE)
- FOUND 3-1/4\" ALUMINUM CAP STAMPED \"LS 25361\" (NOT ACCEPTED)
- FOUND OR SET 1/16\" CORNER, STAMPED AS SHOWN
- FOUND OR SET 1/4\" CORNER, STAMPED AS SHOWN
- FOUND SECTION CORNER, STAMPED AS SHOWN

REVISION DATE: NOVEMBER 25, 2019 (MODIFIED PLAT NAME)  
DATE OF PREPARATION: NOVEMBER 30, 2018 (PER COUNTY COMMENTS)  
MAYBERRY, COLORADO SPRINGS FIL. NO. 1 - PT. SEC. 14 & SEC. 15  
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART**  
SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 18026FP.DWG

PAGE 2 OF 4

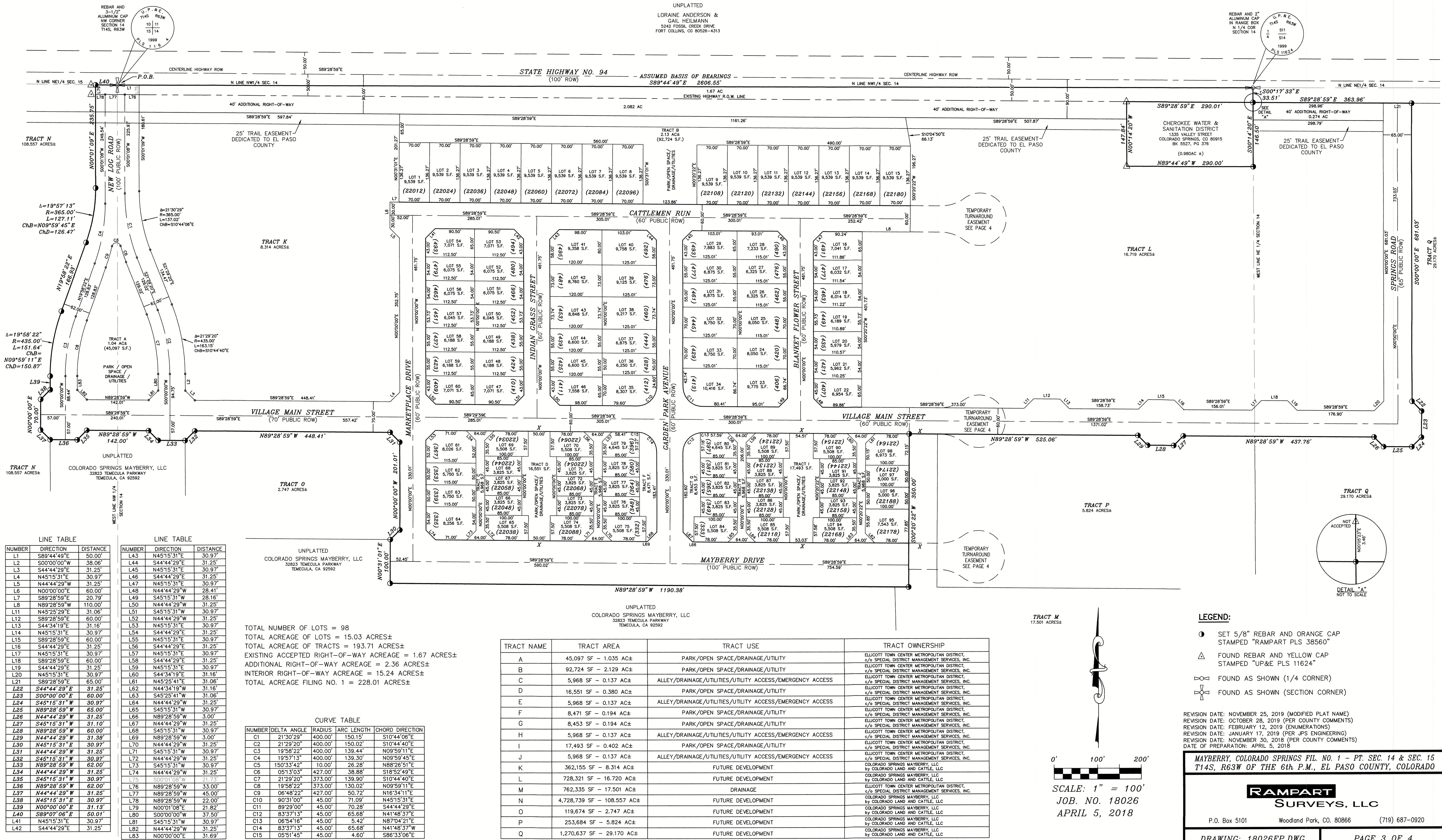
0' 300' 600'  
SCALE: 1\" = 300'  
JOB NO.: 18026  
NOVEMBER 30, 2018

HANDLE ROAD  
(60' ROW)

PCD FILE NO.: SF-18-025



MAYBERRY, COLORADO SPRINGS FILING NO. 1  
A PORTION OF SECTION 14 & SECTION 15,  
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO





*RECORDED AND PROPOSED EASEMENTS*  
(FOR TRACT DETAILS - SEE PAGE 2)



BY: \_\_\_\_\_  
MANAGER, SUNSET METROPOLITAN DISTRICT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019  
BY \_\_\_\_\_ AS MANAGER, SUNSET METROPOLITAN DISTRICT.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC

**ACCEPTANCE CERTIFICATE FOR VACATION OF EASEMENTS:**

BY: \_\_\_\_\_  
CHAIR, BOARD OF COUNTY COMMISSIONERS

STATE OF COLORADO        }  
COUNTY OF EL PASO        } ss.


ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019  
BY \_\_\_\_\_ AS CHAIR, BOARD OF COUNTY COMMISSIONERS.

MY COMMISSION EXPIRES \_\_\_\_\_


WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

**LEGEND:**

 FOUND AS SHOWN (1/4 CORNER)  
 FOUND AS SHOWN (SECTION CORNER)

0' 200' 400'



SCALE: 1" = 200'

JOB. NO. 18026

APRIL 5, 2018

REVISION DATE: NOVEMBER 25, 2019 (MODIFIED PLAT NAME)  
REVISION DATE: OCTOBER 28, 2019 (PER COUNTY COMMENTS)  
REVISION DATE: JULY 23, 2019 (PER COUNTY COMMENTS)  
REVISION DATE: JANUARY 17, 2019 (PER JPS ENGINEERING)  
REVISION DATE: NOVEMBER 30, 2018 (PER COUNTY COMMENTS)  
DATE OF PREPARATION: APRIL 5, 2018

MAYBERRY, COLORADO SPRINGS FIL. NO. 1 - PT. SEC. 14 & SEC. 15  
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART**  
SURVEYS, LLC

P.O. Box 5101      Woodland Park, CO. 80866      (719) 687-0920

DRAWING: 18026FP.DWG

PAGE 4 OF 4