

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

14655

REVISION DATE: DECEMBER 9, 2020 (NEW TITLE COMMITMENT)
REVISION DATE: NOVEMBER 20, 2020 (PER EDARP COMMENTS)
REVISION DATE: OCTOBER 27, 2020 (PER MVEA COMMENTS)
REVISION DATE: JUNE 25, 2020 (PER EDARP COMMENTS)
REVISION DATE: MARCH 17, 2020 (PER COUNTY COMMENTS)
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: FEBRUARY 26, 2019 (PER COUNTY COMMENTS)
REVISION DATE: FEBRUARY 12, 2019 (PER ENUMERATIONS)
REVISION DATE: JANUARY 17, 2019 (PER JPS ENGINEERING)
REVISION DATE: NOVEMBER 30, 2018 (PER COUNTY COMMENTS)
DATE OF PREPARATION: MARCH 27, 2018

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 (NW1/2 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 116.2.1999", 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 116.2.1999" 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 651.68 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (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 TO THE WESTERLY CORNER OF SAID NE1/4 OF SAID SECTION 14, A DISTANCE OF 2969.42 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°38'00"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 SOUTHWEST 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°32'43", AN ARC LENGTH OF 67.30 FEET (THE LONG CHORD OF WHICH BEARS S43°30'12"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 546.88 FEET) TO A POINT OF TANGENCY; THENCE N012°41'W, A DISTANCE OF 153.70 FEET; THENCE N89°28'59"W, A DISTANCE OF 148.60 FEET; THENCE N003°01'E, A DISTANCE OF 100.00 FEET; THENCE N89°28'58"W, A DISTANCE OF 448.41 FEET; THENCE N44°44'30"W, A DISTANCE OF 31.25 FEET; THENCE N000°11'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 30.37 FEET; THENCE N89°28'59"W, A DISTANCE OF 62.00 FEET; THENCE S000°00'E, A DISTANCE OF 201.01 FEET; THENCE S45°47'07"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 S0001°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 S000°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 447.09 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°35'30", 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°44'45"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 071°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°05'29"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°15'19"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 JULY 5, 1988 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 STREETS, ALLEYS, AND EASEMENTS AS SHOWN HEREON, AND AS SHOWN BY THE RECORDS OF THE 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, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS 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: Randy Goodson
Project Manager

STATE OF Colorado } ss.
COUNTY OF El Paso

ACKNOWLEDGED BEFORE ME THIS 16th DAY OF December, 2020 BY Randy Goodson 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.

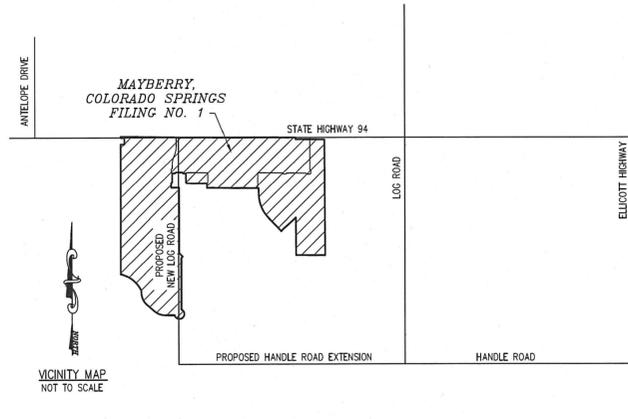
MY COMMISSION EXPIRES 06-06-2023

WITNESS MY HAND AND OFFICIAL SEAL Baile Smith
NOTARY PUBLIC

RECORDING:
STATE OF COLORADO } ss.
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 28th DAY OF December, 2020, AND WAS RECORDED AT RECEPTION NO. 2207146655 OF THE RECORDS OF EL PASO COUNTY.

CHUCK CROSMAN, RECORDER
DEPUTY, EL PASO COUNTY CLERK AND RECORDER



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 17/23/2020 DAY OF December, 2020, 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.

Mike Wall
CHAIR, BOARD OF COUNTY COMMISSIONERS

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 12/17/2020 DAY OF December, 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Baile Smith
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

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 MAYBERRY COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1.

BY: Christopher Lee Merritt
PRESIDENT

STATE OF Colorado } ss.
COUNTY OF El Paso

ACKNOWLEDGED BEFORE ME THIS 16th DAY OF December, 2020 BY Christopher Lee Merritt AS PRESIDENT, MAYBERRY COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1.

MY COMMISSION EXPIRES 06-06-2023

WITNESS MY HAND AND OFFICIAL SEAL Baile Smith
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 16th DAY OF December, 2020.

Baile Smith
Notary Public
State of Colorado
Notary ID # 20134021420
My Commission Expires 06-06-2023

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

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 116.2.1" 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 116.2.1"
- 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 ALTA COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: SC550725321-3 (EFFECTIVE DATE: 12/04/2020 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 SCHEDULE B, PART II (EXCEPTIONS):

- 1.- 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
- 8.) THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC AND IN TO THE SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987, IN ROAD BOOK #4 AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN.
- 9.) 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, 1918 IN BOOK 526 AT PAGE 401.
- 10.) 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.
- 11.) 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)
- 12.) 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)
- 13.) 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 20, 1982, IN BOOK 3649 AT PAGE 449. (BLANKET EASEMENT - NOT PLOTTABLE)
- 14.) 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)

- 15.) THE PROPERTY IS SUBJECT TO WATER RIGHTS AS DISCLOSED BY, BUT NOT LIMITED TO, THE INSTRUMENTS RECORDED DECEMBER 31, 1996 UNDER RECEPTION NO. 96159852, 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. 204053279 AND 204053279, SEPTEMBER 9, 2008 UNDER RECEPTION NOS. 208100053 AND 208100057, MARCH 22, 2013 UNDER RECEPTION NO. 210338017, AND MARCH 25, 2013 UNDER RECEPTION NO. 210338197.
- 16.) 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.
- 17.) 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.
- 18.) 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.
- 19.) 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.
- 20.) 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.

- 21.) 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. 201020985.
- 22.) 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. 201020996.
- 23.) 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. 201029288.
- 24.) 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)
- 25.) 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)
- 26.) 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.
- 27.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-4877 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE SPRINGS EAST DEVELOPMENT PLAN RECORDED MARCH 18, 2004 UNDER RECEPTION NO. 204043599.
- 28.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-4899 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.

- 29.) 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)
- 30.) 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.
- 31.) 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.
- 32.) 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)
- 33.) 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.
- 34.) 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. 206088620 AND DISTRICT COURT ORDER FROM CASE NO. 06CV3948 RECORDED JANUARY 4, 2007 UNDER RECEPTION NO. 207001700. RESOLUTION NO. 14-12 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE SERVICE PLAN ADJUDGMENT FOR THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, RECORDED JANUARY 15, 2014, UNDER RECEPTION NO. 214003507.

- 35.) SPECIAL DISTRICT CLOSURE DOCUMENT-ELLICOTT TOWN CENTER METROPOLITAN DISTRICT IN CONNECTION THEREWITH RECORDED DECEMBER 22, 2014, UNDER RECEPTION NO. 214117420.
- 36.) 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.
- 37.) 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 A MORE SPECIFIC DISTRICT WITH A SITE SPECIFIC DEVELOPMENT PLAN RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165180.
- 38.) 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.
- 39.) 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)
- 40.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 09-160 OF THE BOARD OF COUNTY COMMISSIONERS, FOR RECONSIDERATION OF EXPIRED FINAL PLAT OF ELLICOTT TOWN CENTER, RECORDED MARCH 05, 2014, UNDER RECEPTION NO. 214018538.

- 41.) 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.
- 42.) 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. 214038609.
- 43.) 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. 216146868.

NOTES - CONTINUED:

- 44.) 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.
- 45.) 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.
- 46.) 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.
- 47.) THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTIONS RECORDED JULY 25, 2019 UNDER RECEPTION NO. 21985337, RECORDED JULY 31, 2019 UNDER RECEPTION NO. 21987971, AUGUST 9, 2019 UNDER RECEPTION NO. 21992656, AUGUST 19, 2019, UNDER RECEPTION NO. 21997309, AND RECORDED SEPTEMBER 9, 2020 UNDER RECEPTION NO. 220139219.
- 48.) THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 20-325 TO APPROVE SERVICE PLAN FOR MAYBERRY COLORADO SPRINGS METROPOLITAN DISTRICTS 1 - 8, RECORDED SEPTEMBER 10, 2020 UNDER RECEPTION NO. 220140324.
- 49.) THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED JUNE 24, 2020 UNDER RECEPTION NO. 220088380.

- 3.) ELLICOTT UTILITIES COMPANY, LLC 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 MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1 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 THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: NATURAL FEATURES; WILDLIFE HAZARD AND VEGETATION; GEOLOGY AND SOILS; WATER SUPPLY; WASTEWATER TREATMENT; FINAL DRAINAGE REPORT; EROSION CONTROL PLAN; NOISE STUDY.
- 6.) THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 7.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 8.) PROPERTY CORNERS SET ARE NO. 5 REBAR WITH SURVEYORS CAP P.L.S. 38560 UNLESS OTHERWISE SHOWN.

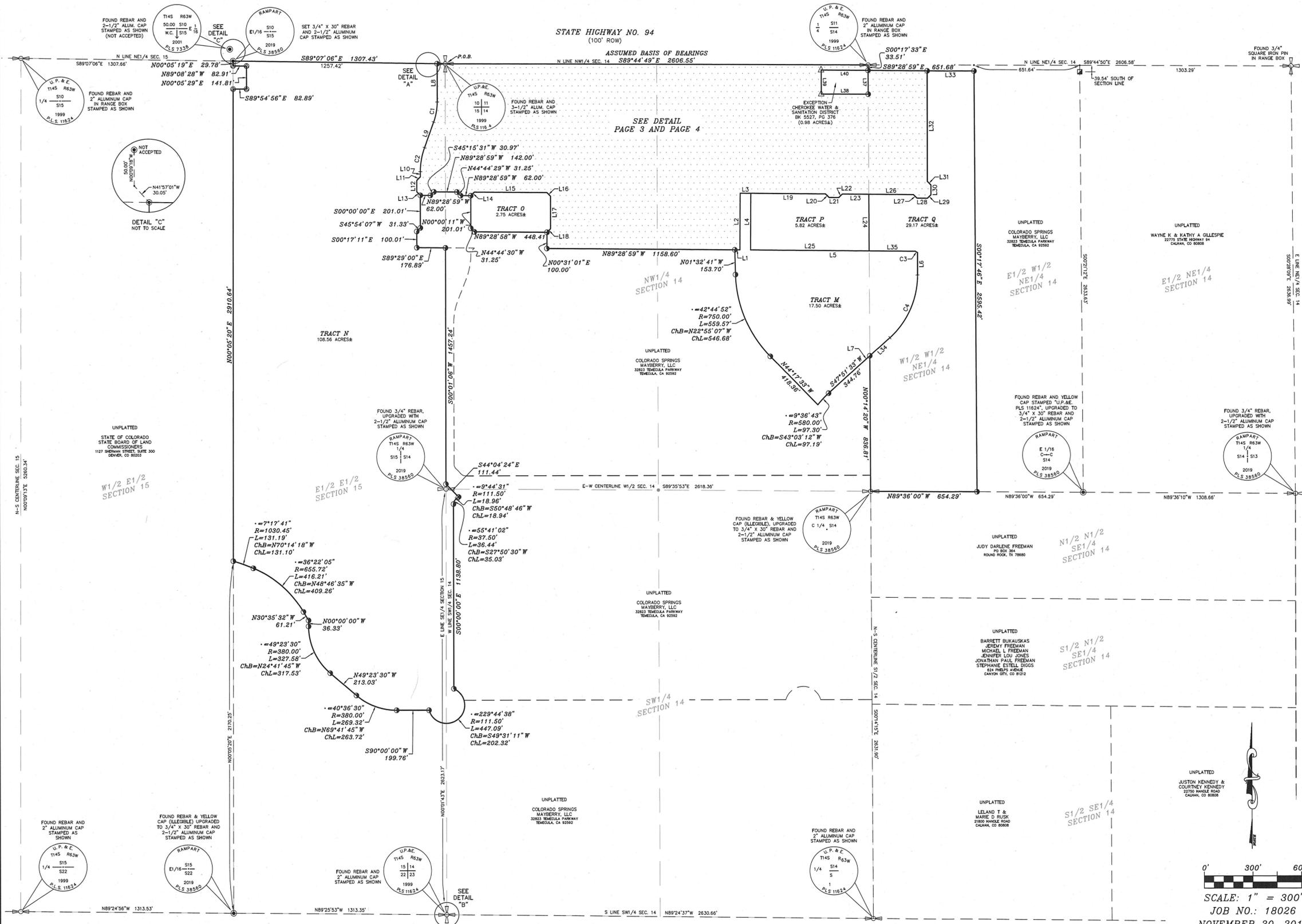
- 9.) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 080410810C (MAP REVISED DECEMBER 7, 2018), THIS PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 10.) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 11.) ALL LOTS SHALL ACCESS FROM THE INTERIOR STREETS AND ALLEYS. NO LOT PLATTED HEREON IS ALLOWED DIRECT ACCESS TO STATE HIGHWAY 94.
- 12.) THERE WILL BE NO DIRECT LOT ACCESS ALLOWED TO VILLO LOAN ROAD.
- 13.) THERE WILL BE NO DIRECT LOT ACCESS ALLOWED TO NEWLOG MAIN STREET.
- 14.) LOTS 61 THROUGH 69 WILL ACCESS THEIR PROPERTY THROUGH TRACT C. LOTS 70 THROUGH 79 WILL ACCESS THEIR PROPERTY THROUGH TRACT H. LOTS 80 THROUGH 89 WILL ACCESS THEIR PROPERTY THROUGH TRACT J. ASSIGNED PROPERTY ADDRESSES FOR LOTS 61-64 ARE FROM MARKEPLACE DRIVE, FOR LOTS 65-67, 72-74, 85-87 AND 92-96 ARE FROM MAY

MAYBERRY, COLORADO SPRINGS FILING NO. 1

A PORTION OF SECTION 14 & SECTION 15,

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

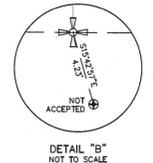
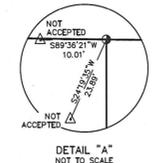
EL PASO COUNTY, COLORADO



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	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	127.11'	365.00'	19°57'13\"	S09°59'45\"W	126.47'
C2	151.64'	435.00'	19°58'22\"	S09°59'11\"W	150.87'
C3	14.46'	65.00'	12°44'52\"	S56°08'23\"E	14.43'
C4	434.36'	520.00'	47°51'33\"	S23°55'46\"W	421.84'



LEGEND:

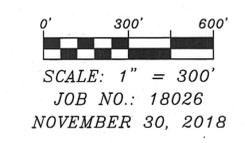
- ① SET 5/8\" REBAR AND ORANGE CAP STAMPED \"RAMPART PLS 38560\"
- ⊙ FOUND 5/8\" REBAR AND ORANGE CAP STAMPED \"RAMPART PLS 26965\"
- △ FOUND REBAR AND YELLOW CAP STAMPED \"UP&E PLS 11624\"
- ⊠ FOUND REBAR AND YELLOW CAP STAMPED (ILLEGIBLE)
- ⊕ FOUND 3-1/4\" ALUMINUM CAP STAMPED \"LS 25361\" (NOT ACCEPTED)
- ⊙ 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)
 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



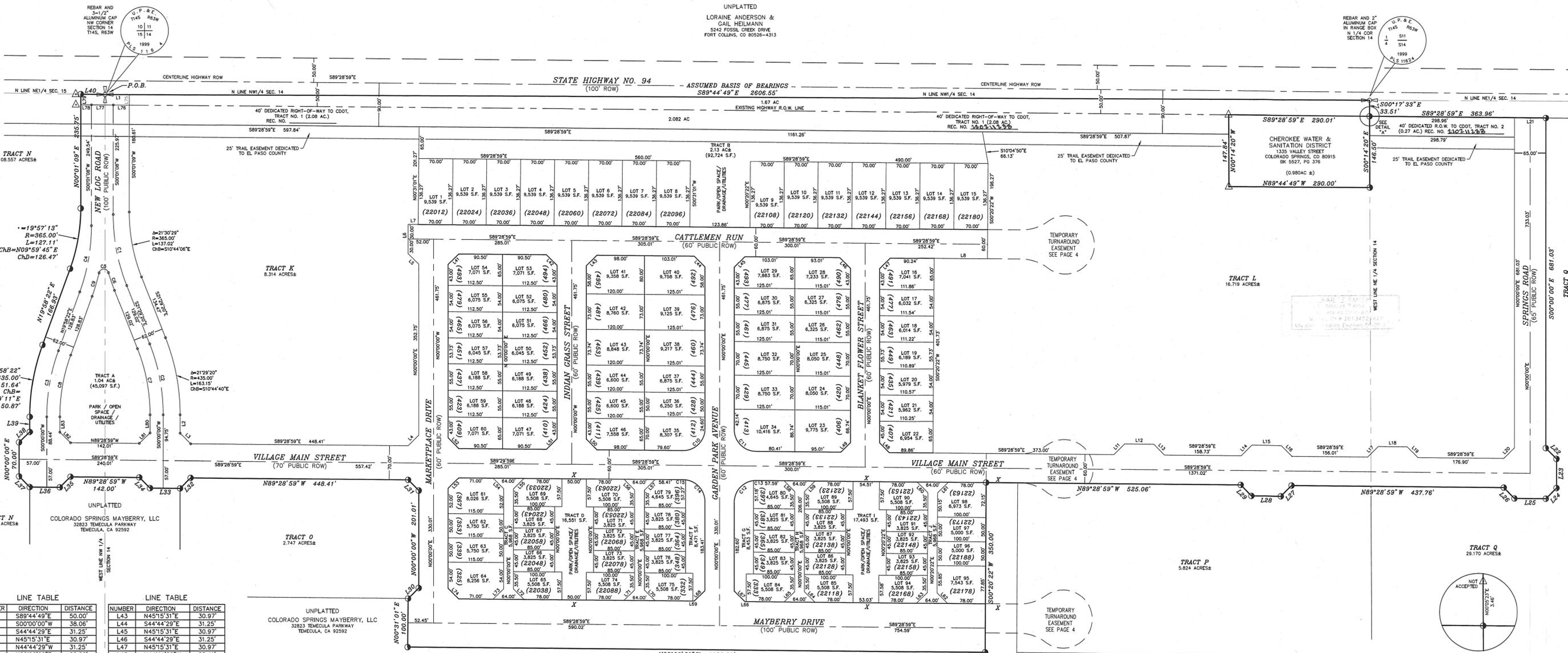
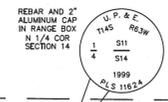
NOVEMBER 30, 2018

PCD FILE NO.: SF-18-025

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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

UNPLATTED
LORAIN ANDERSON &
GAIL HELLMANN
5242 FOSSIL CREEK DRIVE
FORT COLLINS, CO 80526-4313



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S89°44'49"E	50.00'
L2	S00°00'00"W	38.06'
L3	S44°44'29"E	31.25'
L4	N45°15'31"E	30.97'
L5	N44°44'29"W	31.25'
L6	N00°00'00"E	60.00'
L7	S89°28'59"E	20.79'
L8	N89°28'59"W	110.00'
L11	N45°25'29"E	31.06'
L12	S89°28'59"E	60.00'
L13	S44°34'19"E	31.16'
L14	N45°15'31"E	30.97'
L15	S89°28'59"E	60.00'
L16	S44°44'29"E	31.25'
L17	N45°15'31"E	30.97'
L18	S89°28'59"E	60.00'
L19	S44°44'29"E	31.25'
L20	N45°15'31"E	30.97'
L21	S89°28'59"E	60.00'
L22	S44°44'29"E	31.25'
L23	S00°00'00"E	60.00'
L24	S45°15'31"W	30.97'
L25	N89°28'59"W	60.00'
L26	N44°44'29"W	31.25'
L27	S45°15'31"W	31.07'
L28	N89°28'59"W	60.00'
L29	N44°44'29"W	31.38'
L30	N45°15'31"E	30.97'
L31	N44°44'29"W	31.25'
L32	S45°15'31"W	30.97'
L33	N89°28'59"W	60.00'
L34	N44°44'29"W	31.25'
L35	S45°15'31"W	30.97'
L36	N89°28'59"W	60.00'
L37	N44°44'29"W	31.25'
L38	N45°15'31"E	30.97'
L39	N00°00'00"E	31.18'
L40	S89°07'00"E	50.01'
L41	N45°15'31"E	30.97'
L42	S44°44'29"E	31.25'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L43	N45°15'31"E	30.97'
L44	S44°44'29"E	31.25'
L45	N45°15'31"E	30.97'
L46	S44°44'29"E	31.25'
L47	N45°15'31"E	30.97'
L48	N44°44'29"W	28.41'
L49	S45°15'31"W	28.16'
L50	N44°44'29"W	31.25'
L51	S45°15'31"W	30.97'
L52	N44°44'29"W	31.25'
L53	N45°15'31"E	30.97'
L54	N44°44'29"W	31.25'
L55	N45°15'31"E	30.97'
L56	S44°44'29"E	31.25'
L57	N45°15'31"E	30.97'
L58	S44°44'29"E	31.25'
L59	N45°15'31"E	30.97'
L60	S44°34'19"E	31.16'
L61	N45°25'41"E	31.06'
L62	N44°34'19"W	31.16'
L63	S45°25'41"W	31.06'
L64	N44°44'29"W	31.25'
L65	S45°15'31"W	30.97'
L66	N89°28'59"W	3.00'
L67	N44°44'29"W	31.25'
L68	S45°15'31"W	30.97'
L69	N89°28'59"W	3.00'
L70	N44°44'29"W	31.25'
L71	S45°15'31"W	30.97'
L72	N44°44'29"W	31.25'
L73	S45°15'31"W	30.97'
L74	N44°44'29"W	31.25'
L75	S00°01'08"W	31.25'
L76	N89°28'59"W	33.00'
L77	N89°28'59"W	45.00'
L78	N89°28'59"W	22.00'
L79	N00°01'08"E	21.82'
L80	S00°00'00"W	37.50'
L81	S45°15'31"W	30.97'
L82	N44°44'29"W	31.25'
L83	N00°00'00"E	31.69'

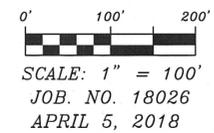
CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION
C1	21°30'29"	400.00'	150.15'	110.44'	S10°44'06"E
C2	21°29'20"	400.00'	150.02'	110.44'	S10°44'40"E
C3	19°58'22"	400.00'	139.34'	109.59'	N09°59'11"E
C4	19°57'13"	400.00'	139.30'	109.59'	N09°59'45"E
C5	150°33'42"	100.00'	26.28'	188.26'	S11°26'51"E
C6	05°13'03"	427.00'	38.88'	418.52'	S18°52'49"E
C7	21°29'20"	370.00'	139.90'	110.44'	S10°44'40"E
C8	19°58'22"	373.00'	130.02'	109.59'	N09°59'11"E
C9	06°48'22"	427.00'	50.72'	416.34'	N16°34'11"E
C10	90°31'00"	45.00'	71.09'	45.00'	N45°15'31"E
C11	89°29'00"	45.00'	70.28'	45.00'	S44°44'29"E
C12	83°37'13"	45.00'	65.68'	45.00'	N41°48'37"E
C13	06°54'16"	45.00'	5.42'	45.00'	N87°04'21"E
C14	83°37'13"	45.00'	65.68'	45.00'	N41°48'37"E
C15	05°51'45"	45.00'	4.60'	45.00'	S86°33'06"E

TOTAL NUMBER OF LOTS = 98
TOTAL ACREAGE OF LOTS = 15.03 ACRES±
TOTAL ACREAGE OF TRACTS = 193.71 ACRES±
EXISTING ACCEPTED RIGHT-OF-WAY ACREAGE = 1.67 ACRES±
ADDITIONAL RIGHT-OF-WAY ACREAGE = 2.36 ACRES±
INTERIOR RIGHT-OF-WAY ACREAGE = 15.24 ACRES±
TOTAL ACREAGE FILING NO. 1 = 228.01 ACRES±

TRACT NAME	TRACT AREA	TRACT USE	TRACT OWNERSHIP
A	45,097 SF - 1.035 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1
B	92,724 SF - 2.129 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1
C	5,968 SF - 0.137 AC±	ALLEY/DRAINAGE/UTILITIES/UTILITY ACCESS/EMERGENCY ACCESS	MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1
D	16,551 SF - 0.380 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1
E	5,968 SF - 0.137 AC±	ALLEY/DRAINAGE/UTILITIES/UTILITY ACCESS/EMERGENCY ACCESS	MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1
F	8,471 SF - 0.194 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1
G	8,453 SF - 0.194 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1
H	5,968 SF - 0.137 AC±	ALLEY/DRAINAGE/UTILITIES/UTILITY ACCESS/EMERGENCY ACCESS	MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1
I	17,493 SF - 0.402 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1
J	5,968 SF - 0.137 AC±	ALLEY/DRAINAGE/UTILITIES/UTILITY ACCESS/EMERGENCY ACCESS	MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1
K	362,155 SF - 8.314 AC±	FUTURE DEVELOPMENT	COLORADO SPRINGS MAYBERRY, LLC by COLORADO LAND AND CATTLE, LLC
L	728,321 SF - 16.720 AC±	FUTURE DEVELOPMENT	COLORADO SPRINGS MAYBERRY, LLC by COLORADO LAND AND CATTLE, LLC
M	762,335 SF - 17.501 AC±	DRAINAGE	MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1
N	4,728,739 SF - 108.557 AC±	FUTURE DEVELOPMENT	COLORADO SPRINGS MAYBERRY, LLC by COLORADO LAND AND CATTLE, LLC
O	119,674 SF - 2.747 AC±	FUTURE DEVELOPMENT	COLORADO SPRINGS MAYBERRY, LLC by COLORADO LAND AND CATTLE, LLC
P	253,684 SF - 5.824 AC±	FUTURE DEVELOPMENT	COLORADO SPRINGS MAYBERRY, LLC by COLORADO LAND AND CATTLE, LLC
Q	1,270,637 SF - 29.170 AC±	FUTURE DEVELOPMENT	COLORADO SPRINGS MAYBERRY, LLC by COLORADO LAND AND CATTLE, LLC

TRACT M
17.501 ACRES±



- LEGEND:
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - △ FOUND REBAR AND YELLOW CAP STAMPED "UP&E PLS 11624"
 - FOUND AS SHOWN (1/4 CORNER)
 - ⊕ FOUND AS SHOWN (SECTION CORNER)
 - x PROVIDE SIGNAGE INDICATING THE ADDRESSES ACCESSED VIA THESE TRACTS

REVISION DATE: NOVEMBER 24, 2020 (ENUMERATIONS)
REVISION DATE: OCTOBER 28, 2019 (PER COUNTY COMMENTS)
REVISION DATE: NOVEMBER 25, 2019 (MODIFIED PLAT NAME)
REVISION DATE: OCTOBER 28, 2019 (PER COUNTY COMMENTS)
REVISION DATE: FEBRUARY 12, 2019 (ENUMERATIONS)
REVISION DATE: JANUARY 17, 2019 (PER UPS ENGINEERING)
REVISION DATE: NOVEMBER 30, 2018 (PER COUNTY COMMENTS)
DATE OF PREPARATION: APRIL 5, 2018

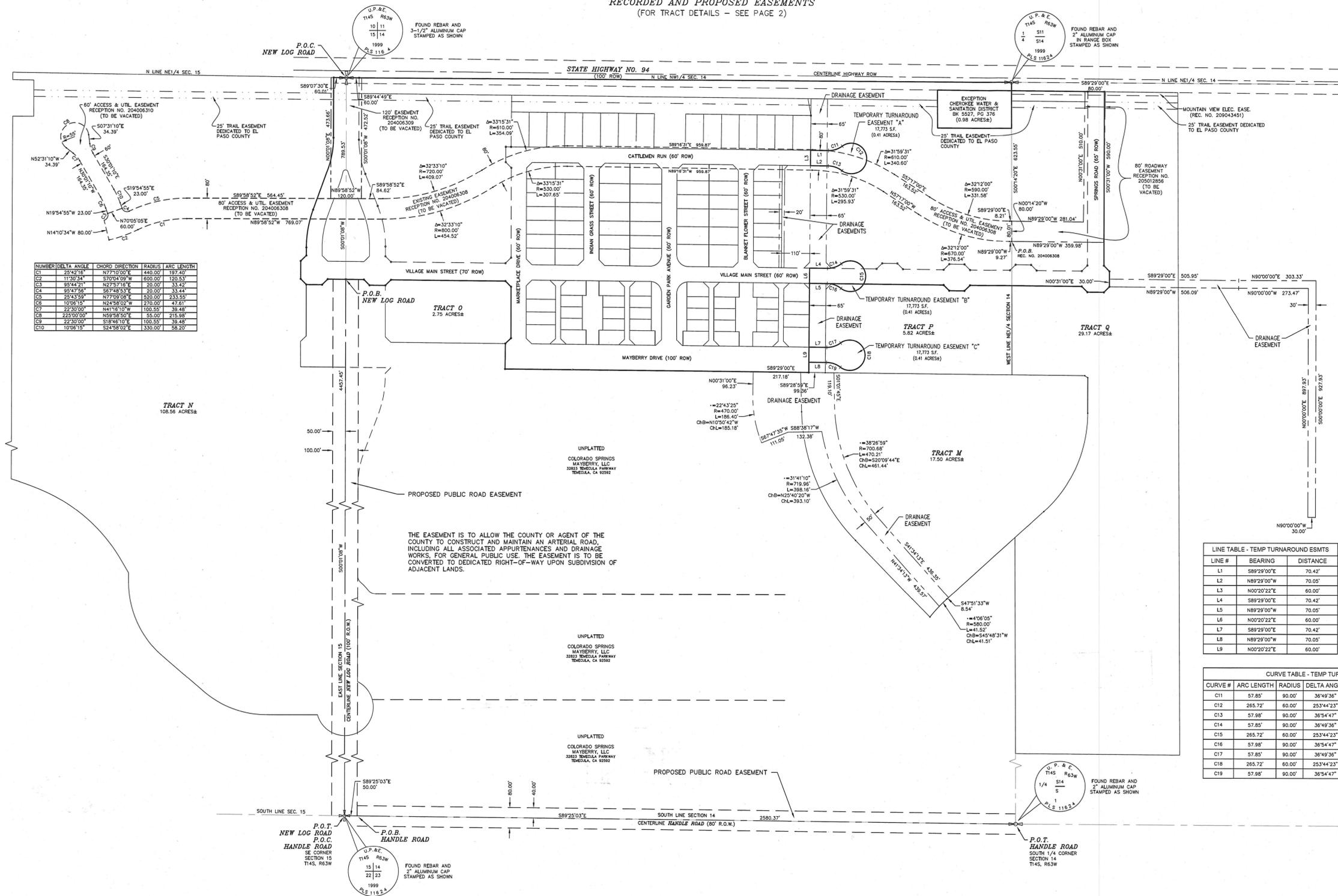
MAYBERRY, COLORADO SPRINGS FIL. NO. 1 - PT. SEC. 14 & SEC. 15
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

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)



NUMBER	DELTA ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH
C1	29°42'16"	877.70	0.00°E	440.00	187.40
C2	11°29'34"	370.04	0.00°E	600.00	120.53
C3	89°44'21"	427.27	16°16'E	20.00	33.42
C4	99°47'58"	587.48	13°15'E	20.00	33.44
C5	28°43'59"	877.09	08°08'E	520.00	233.55
C6	10°08'15"	824.58	02°02'W	270.00	47.61
C7	22°30'00"	841.61	10°00'W	100.00	39.48
C8	22°30'00"	859.58	50°00'E	55.00	215.98
C9	22°30'00"	818.46	10°00'E	100.00	39.48
C10	10°08'15"	824.58	02°00'E	330.00	58.07

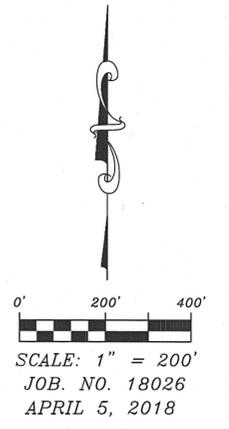
LINE #	BEARING	DISTANCE
L1	S89°29'00"E	70.42'
L2	N89°29'00"W	70.05'
L3	N00°20'22"E	60.00'
L4	S89°29'00"E	70.42'
L5	N89°29'00"W	70.05'
L6	N00°20'22"E	60.00'
L7	S89°29'00"E	70.42'
L8	N89°29'00"W	70.05'
L9	N00°20'22"E	60.00'

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C11	57.85'	90.00'	36°49'36"	N72°06'12"E	56.86'
C12	265.72'	60.00'	253°44'23"	N00°33'35"E	96.00'
C13	57.98'	90.00'	36°54'47"	N71°01'36"W	56.99'
C14	57.85'	90.00'	36°49'36"	N72°06'12"E	56.86'
C15	265.72'	60.00'	253°44'23"	N00°33'35"E	96.00'
C16	57.98'	90.00'	36°54'47"	N71°01'36"W	56.99'
C17	57.85'	90.00'	36°49'36"	N72°06'12"E	56.86'
C18	265.72'	60.00'	253°44'23"	N00°33'35"E	96.00'
C19	57.98'	90.00'	36°54'47"	N71°01'36"W	56.99'

ACCEPTANCE CERTIFICATE FOR VACATION OF EASEMENTS:
THE VACATION OF THOSE EASEMENTS AS DESCRIBED IN DEEDS RECORDED UNDER RECEPTION NO.'S 204006309, 204006309 AND 204006310 IS HEREBY ACCEPTED BY ELLICOTT UTILITIES COMPANY, LLC AS GRANTEE OF SAID EASEMENTS.
BY: R. N. Wood
MANAGER, ELLICOTT UTILITIES COMPANY, LLC
STATE OF Colorado } ss.
COUNTY OF El Paso }
ACKNOWLEDGED BEFORE ME THIS 16th DAY OF December, 2020
BY: Roy Kandy Goodson AS MANAGER, SUNSET METROPOLITAN DISTRICT.
MY COMMISSION EXPIRES 06-06-2023
WITNESS MY HAND AND OFFICIAL SEAL
Baile Smith
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR VACATION OF EASEMENTS:
THE VACATION OF THAT EASEMENT AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 205012856 IS HEREBY ACCEPTED BY EL PASO COUNTY AS GRANTEE OF SAID EASEMENT.
BY: CHAIR, BOARD OF COUNTY COMMISSIONERS
STATE OF COLORADO } ss.
COUNTY OF EL PASO }
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020
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)



REVISION DATE: DECEMBER 4, 2020 (MODIFIED GRANTEE FOR VACATION OF EASE)
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