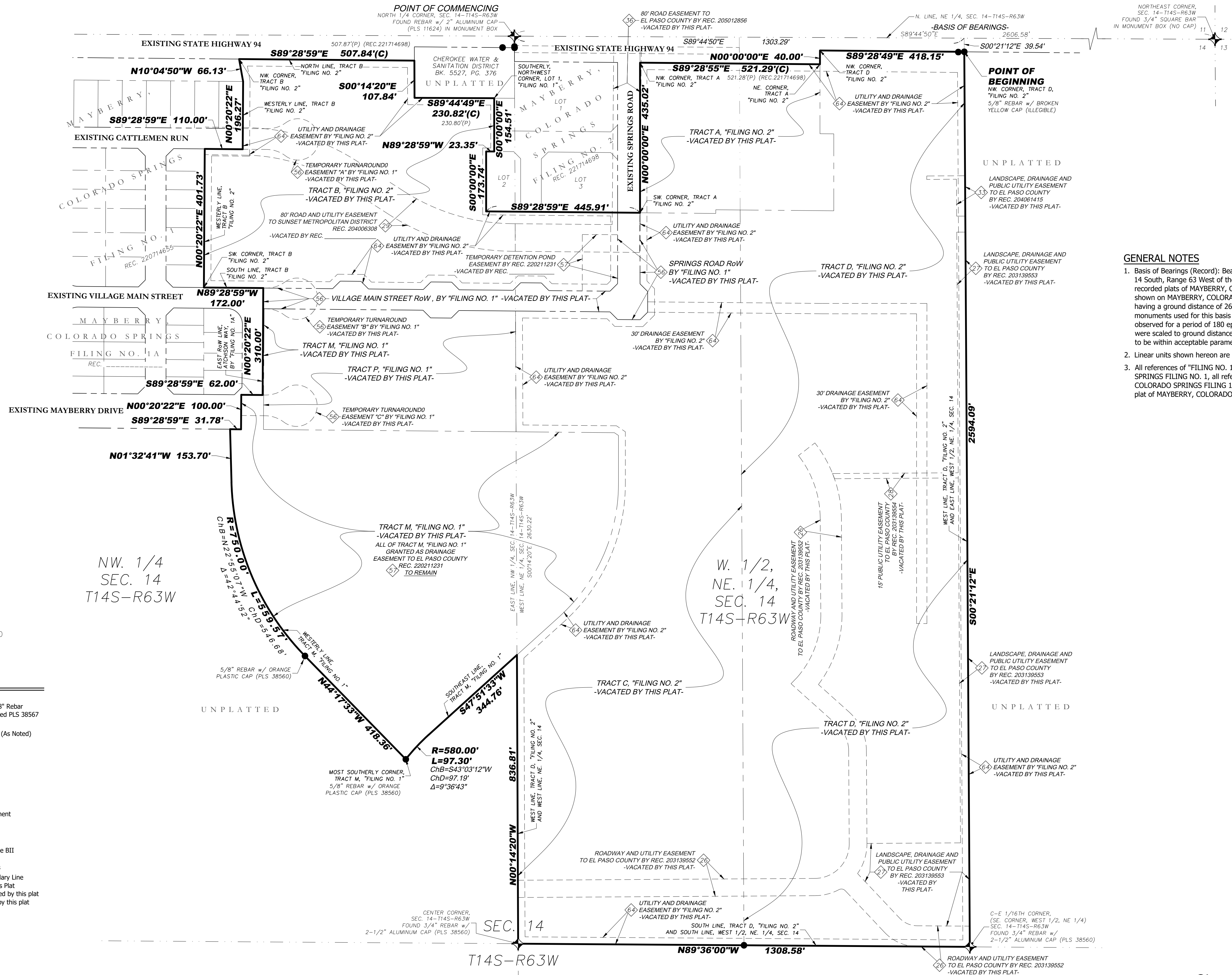




# Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison Way,  
All located in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian,  
County of El Paso (Unincorporated), State of Colorado

## BOUNDARY CALLS AND VACATIONS OF PREVIOUSLY PLATTED TRACTS, RoWs AND EASEMENTS IN MAYBERRY, COLORADO SPRINGS FILING NOS. 1 AND 2



### GENERAL NOTES

1. Basis of Bearings (Record): Bearings are based on the North line of the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian having a bearing of South 89° 44' 50" East as shown on the recorded plats of MAYBERRY, COLORADO SPRINGS FILING NO. 1 recorded as Reception No. 220714655 and as shown on MAYBERRY, COLORADO SPRINGS FILING NO. 2 recorded as Reception No. 221714698, said North line having a ground distance of 2606.58 feet and monumented at each end as shown hereon. The two section corner monuments used for this basis of bearings were located with Global Positioning System instrumentation and were observed for a period of 180 epochs along with a subsequent observation as a check shot. The resulting locations were scaled to ground distance using a prismatic formula, then compared to the platted distance, and were found to be within acceptable parameters to hold the corners as platted.
2. Linear units shown hereon are U.S. Survey Feet.
3. All references of "FILING NO. 1" shown on this sheet refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1, all references of "FILING 1A" shown on this sheet refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING 1A, and all references of "FILING NO. 2" shown on this sheet refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2.

### LEGEND

- Found Survey Monument
- Set Survey Monument (5/8" Rebar w/Yellow Plastic Cap marked PLS 38567 unless otherwise noted)
- ◆ Section Corner Monument (As Noted)
- ⊕ Center Line
- ⊖ Right-of-Way
- R= Arc Radius
- L= Arc Length
- ChB Chord Bearing
- ChD Chord Distance
- Δ Delta (Interior Angle)
- UD/E Utility and Drainage Easement dedicated by this plat
- (C) Calculated
- (P) Platted
- Ⓜ Title Commitment Schedule BII item as listed on sheet 1
- No Direct Vehicular Access
- Exterior Subdivision Boundary Line
- Lot Line established by this Plat
- Right-of-Way Line dedicated by this plat
- Easement Line dedicated by this plat
- Center Line
- Existing Platted Lot Line
- Existing Right-of-Way Line
- Existing Easement Line

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REVISIONS	
File No. MC21194-TP (13)	Date Drawn 5/20/2022
Drawn By DD	Checked By MAG
Job No. MC21194	

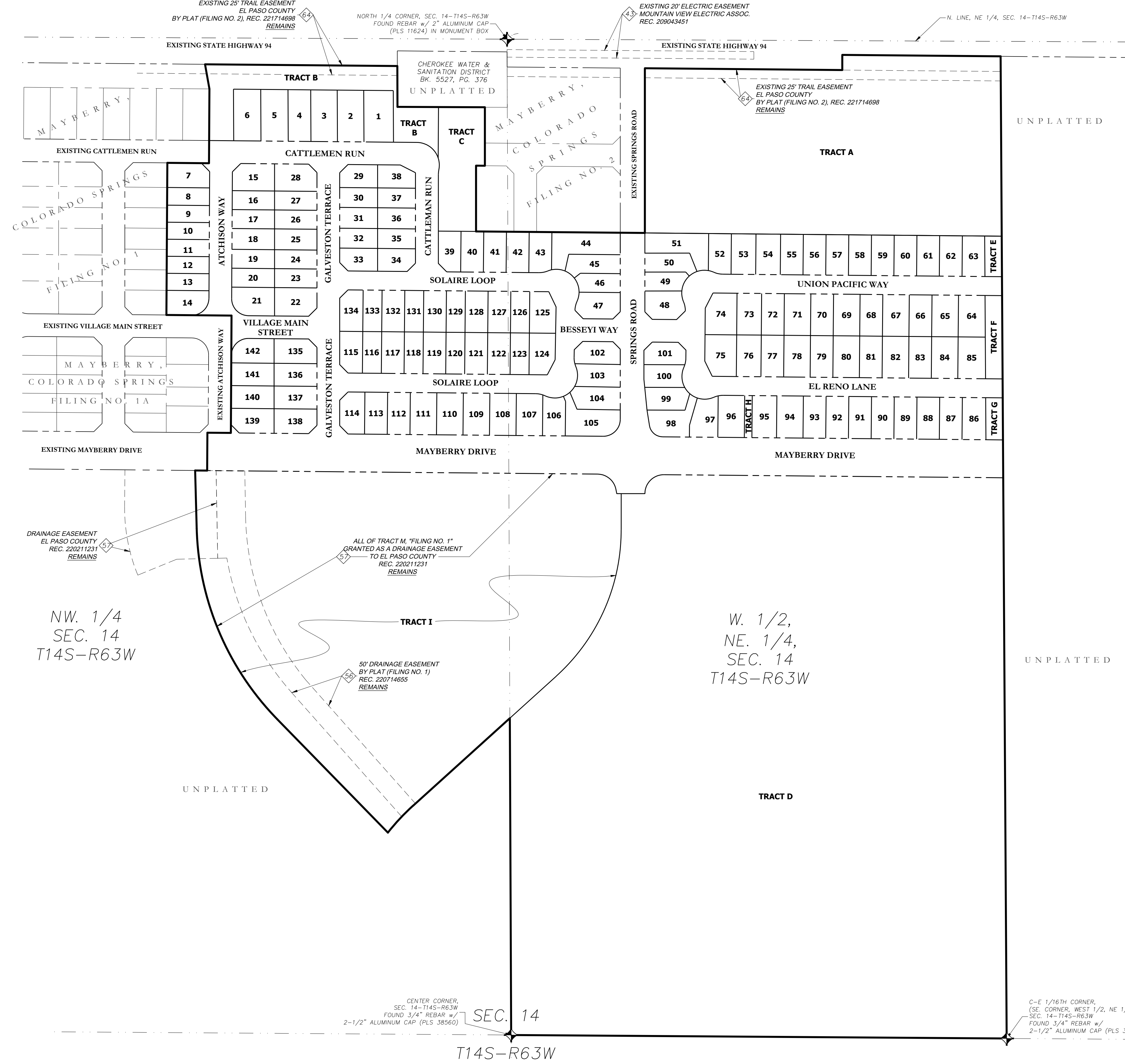
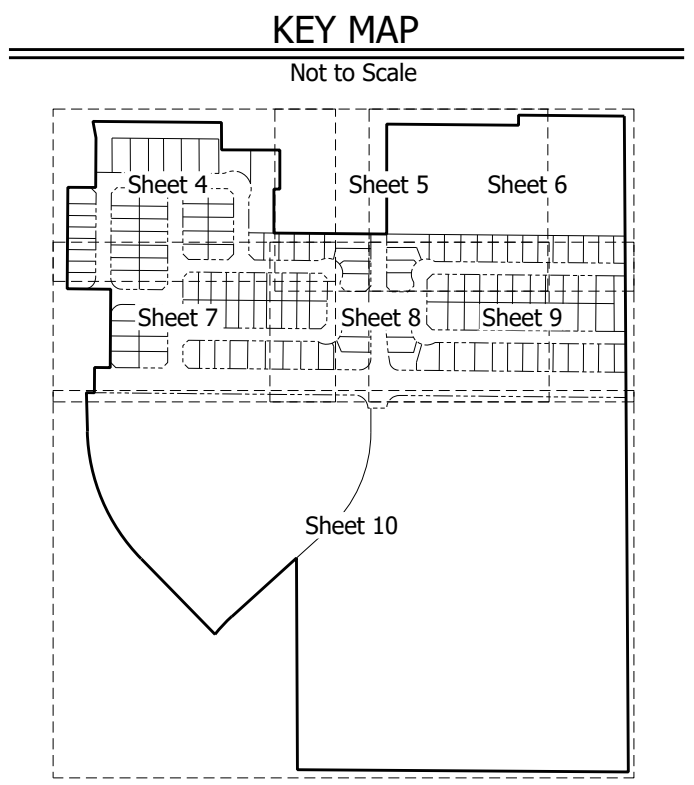
# Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison Way,  
All located in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian,  
County of El Paso (Unincorporated), State of Colorado

## OVERALL LAYOUT OF THIS REPLAT

A heavier line for the subdivision boundary may improve clarity on this page.

Label areas not a part of the subdivision as "not a part of this subdivision"

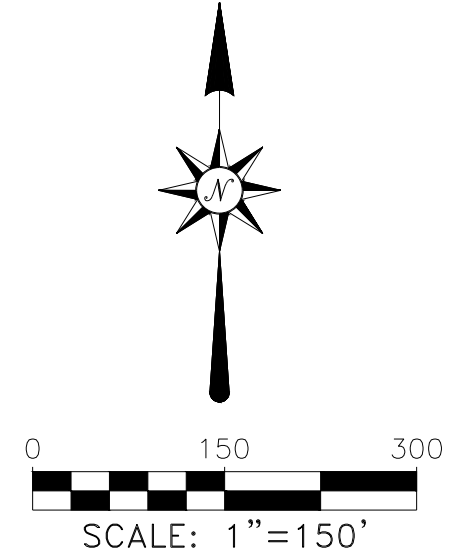


**GENERAL NOTES**

1. All references of "FILING NO. 1" shown refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1, all references of "FILING 1A" shown refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING 1A, and all references of "FILING NO. 2" shown refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2.

USE / AREA TABLE				
	PLANNED USE	PLANNED OWNERSHIP	Total Square Feet	Total Acres
Lots (142)	Single Family Residential	Private Ownership	967,325	22.207
Tracts A, C, D	Future Development	Private Ownership	2,251,384	51.685
Tracts B, E, F, G, H	Park / Open Space / Drainage / Utility	Mayberry, Colorado Springs Metropolitan District No. 1	75,547	1.734
Tract I	Open Space / Drainage	Mayberry, Colorado Springs Metropolitan District No. 1	738,449	16.952
Right-of-Way	Public Road / Street	El Paso County	578,099	13.271
<b>TOTALS</b>			<b>4,610,804</b>	<b>105.849</b>

- LEGEND**
- Found Survey Monument
  - Set Survey Monument (5/8" Rebar w/Yellow Plastic Cap marked PLS 38567 unless otherwise noted)
  - ◆ Section Corner Monument (As Noted)
  - ⊕ Center Line
  - RoW Right-of-Way
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  - (P) Platted
  - Ⓜ Title Commitment Schedule BII item as listed on sheet 1
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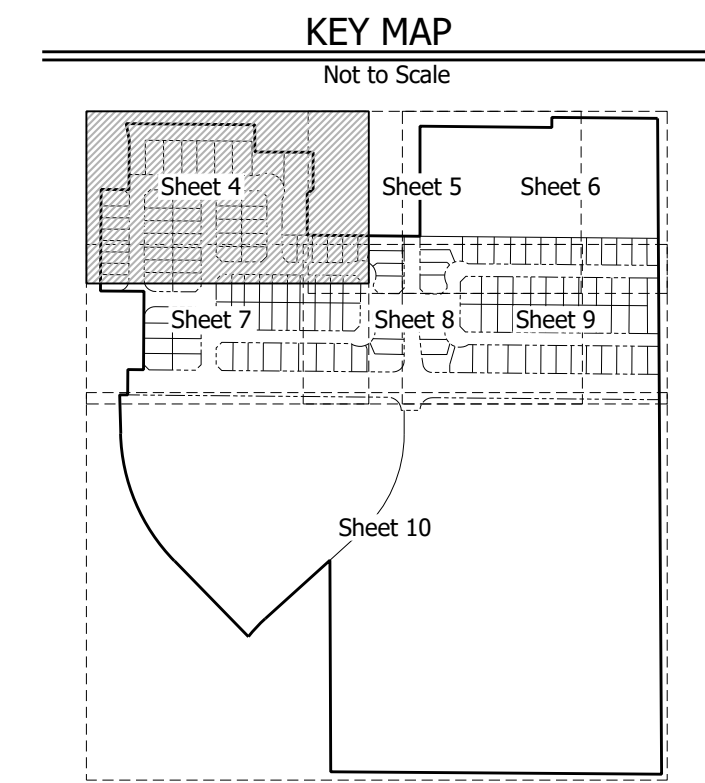
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# Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison Way,  
All located in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian,  
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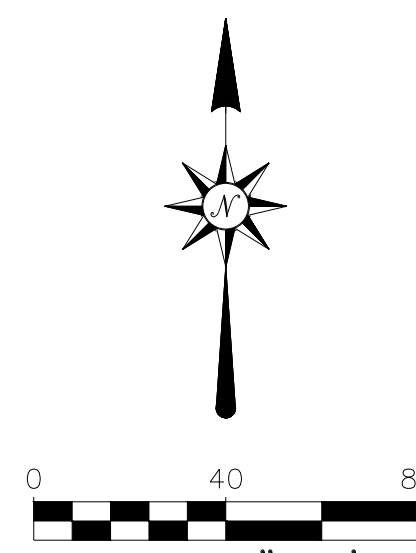
## LOT AND TRACT DETAIL



CURVE DATA TABLE					
CURVE #	R=	L=	Δ	ChB	ChD
C5	60.00'	36.29'	34°39'15"	N84°50'32"W	35.74'
C6	60.00'	10.61'	10°07'41"	S72°46'00"W	10.59'
C7	60.00'	23.89'	22°48'51"	S79°06'35"W	23.73'

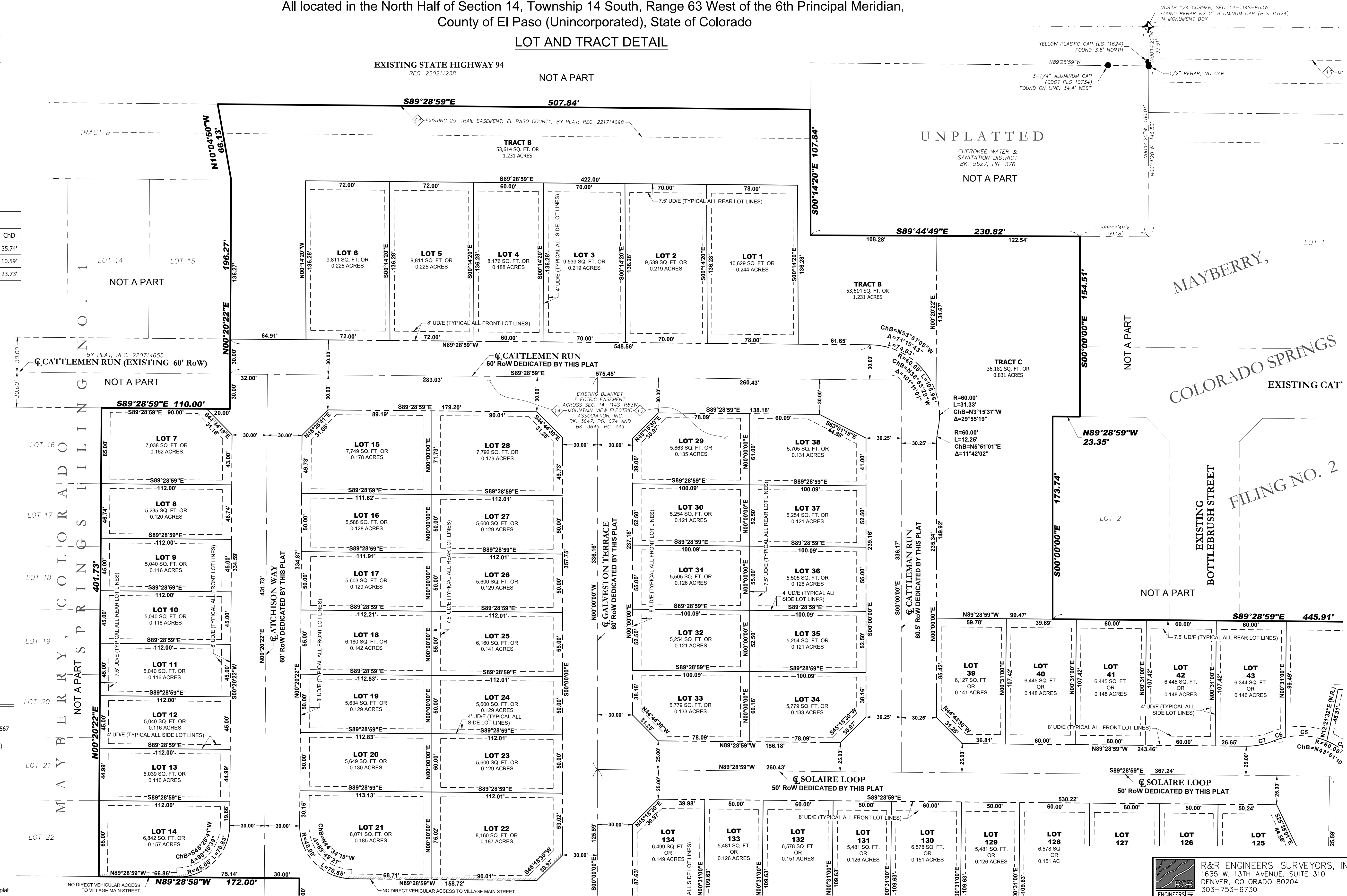
### GENERAL NOTES

- See other sheets for other General Notes related to the information shown thereon.
- Linear units shown are U.S. Survey Feet.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.



### LEGEND

- Found Survey Monument
- Set Survey Monument (5/8" Rebar w/ Yellow Plastic Cap marked PLS 38567 unless otherwise noted)
- ◆ Section Corner Monument (As Noted)
- ⊕ Center Line
- ⊖ Right-of-Way
- R= Arc Radius
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- Δ Delta (Interior Angle)
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- (C) Calculated
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- Platted Title Commitment Schedule BII item as listed on sheet 1
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REVISIONS	

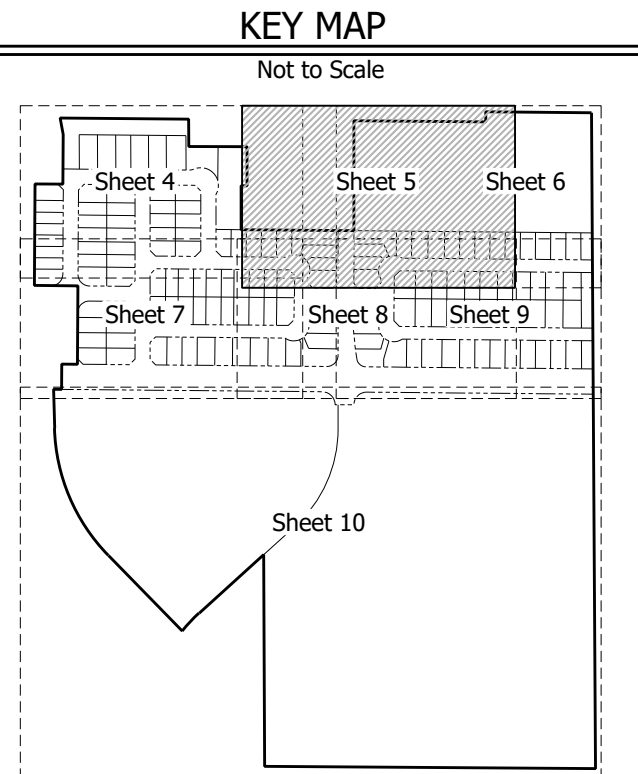
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Date Drawn 5/20/2022
Drawn By DD
Checked By MAG
Job No. MC21194

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# Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

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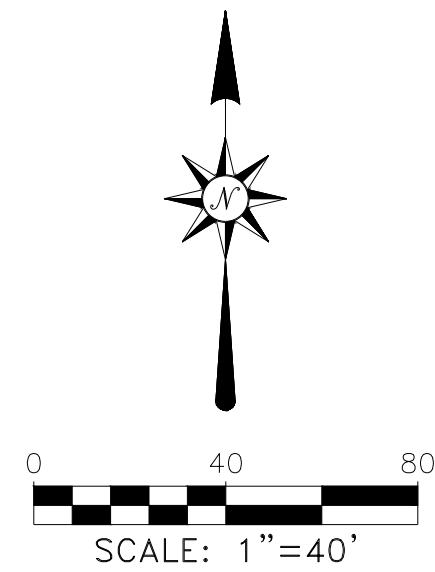
## LOT AND TRACT DETAIL



CURVE DATA TABLE					
CURVE #	R=	L=	Δ	ChB	ChD
C1	60.00'	24.23'	23°08'16"	N13°01'22"E	24.07'
C2	60.00'	25.21'	24°04'15"	N12°33'22"E	25.02'
C3	60.00'	40.28'	38°27'43"	N18°42'37"W	39.53'
C4	60.00'	30.97'	29°34'26"	N52°43'42"W	30.63'
C5	60.00'	36.29'	34°39'15"	N84°50'32"W	35.74'
C6	60.00'	10.61'	10°07'41"	S72°46'00"W	10.59'
C7	60.00'	23.89'	22°48'51"	S79°06'35"W	23.73'
C8	60.00'	24.67'	23°33'23"	N77°42'18"W	24.49'
C9	60.00'	14.84'	14°10'22"	N73°00'47"W	14.80'
C10	60.00'	30.45'	29°04'31"	S85°21'46"W	30.12'
C11	60.00'	23.78'	22°42'30"	S59°28'16"W	23.62'
C12	60.00'	45.18'	43°08'45"	S26°32'38"W	44.12'
C13	60.00'	29.31'	27°59'30"	S9°01'29"E	29.02'
C14	60.00'	24.56'	23°27'28"	S11°17'30"E	24.39'

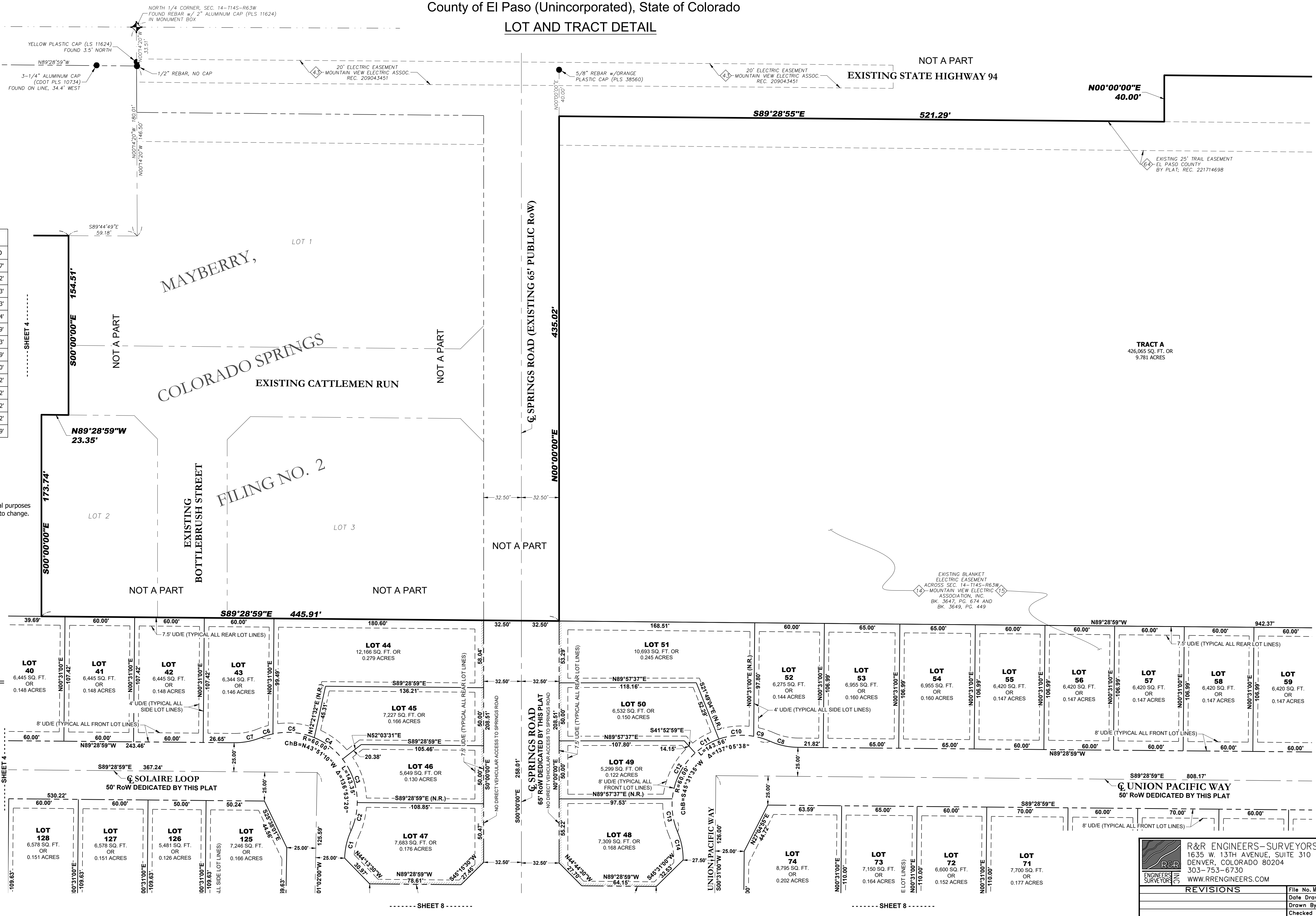
### GENERAL NOTES

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### LEGEND

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REVISIONS	

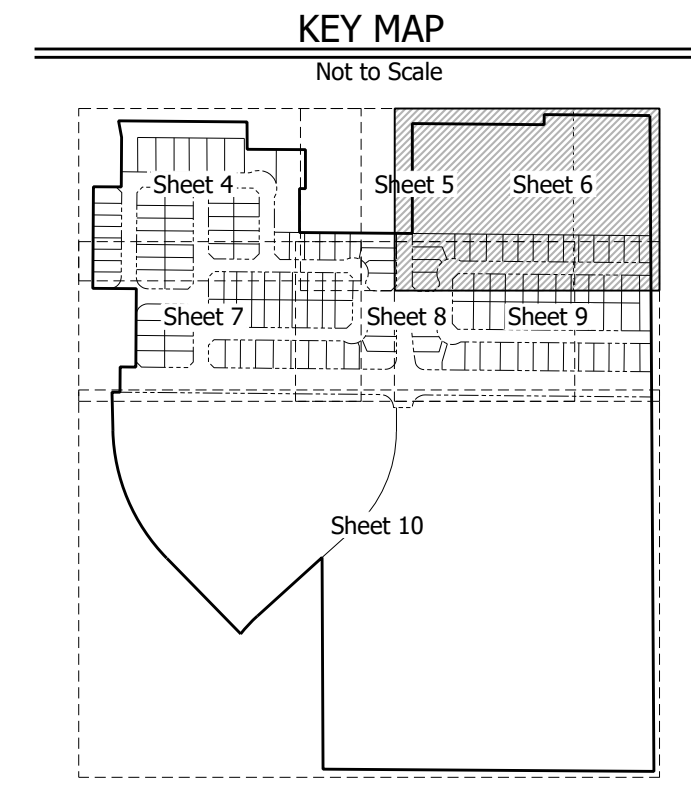
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 Job No. MC21194

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# Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
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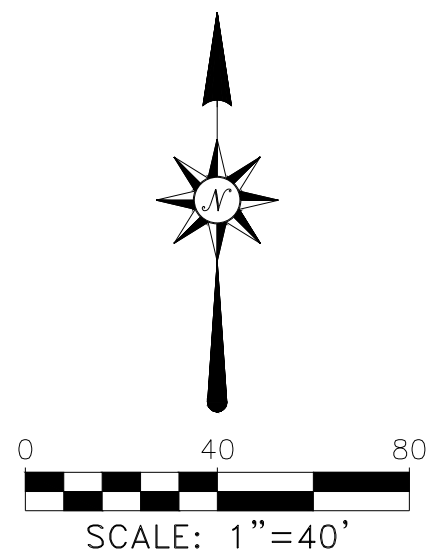
## LOT AND TRACT DETAIL



CURVE DATA TABLE					
CURVE #	R=	L=	Δ	ChB	ChD
C8	60.00'	24.67'	23°33'23"	N77°42'18"W	24.49'
C9	60.00'	14.84'	14°10'22"	N73°00'47"W	14.80'
C10	60.00'	30.45'	29°04'31"	S85°21'46"W	30.12'
C11	60.00'	23.78'	22°42'30"	S59°28'16"W	23.62'
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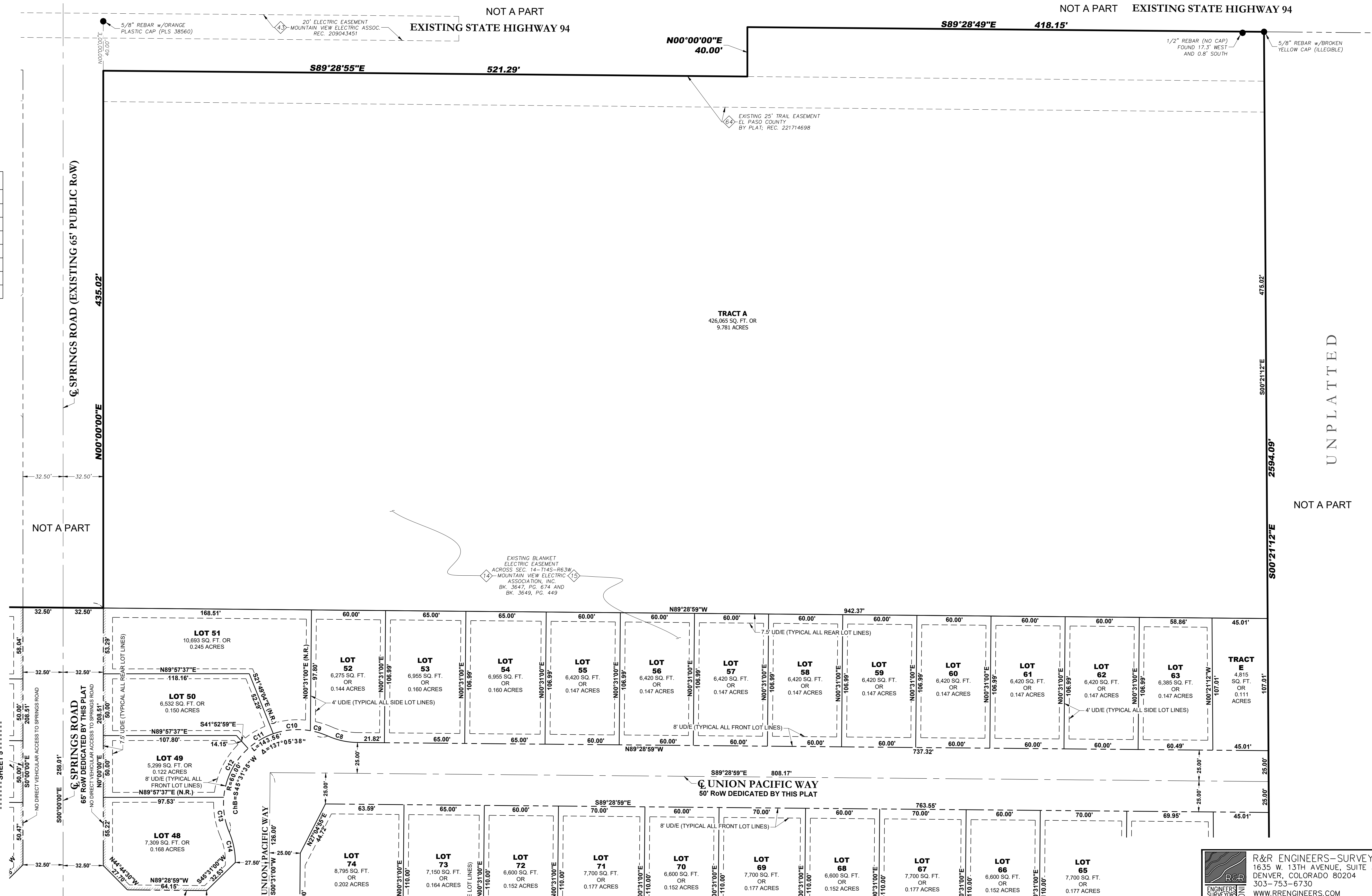
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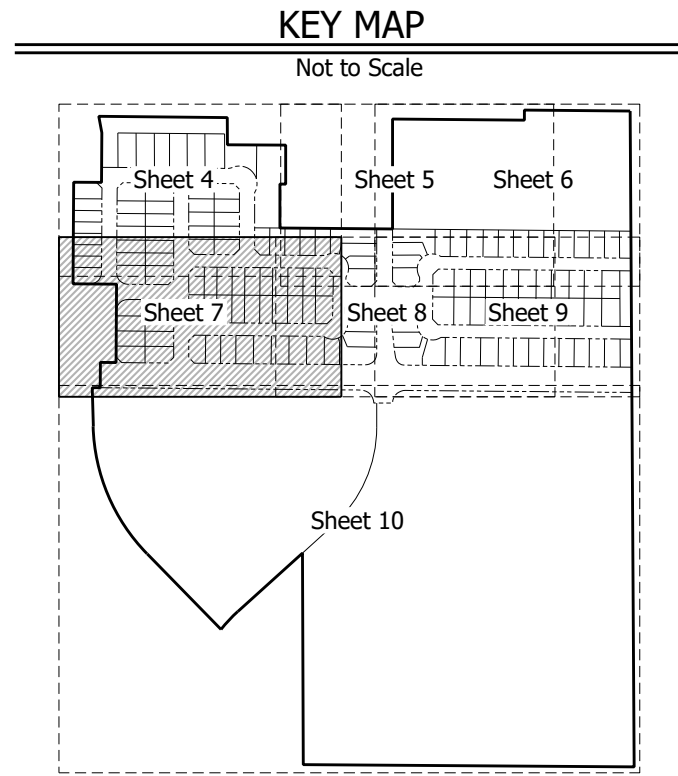
REVISIONS	

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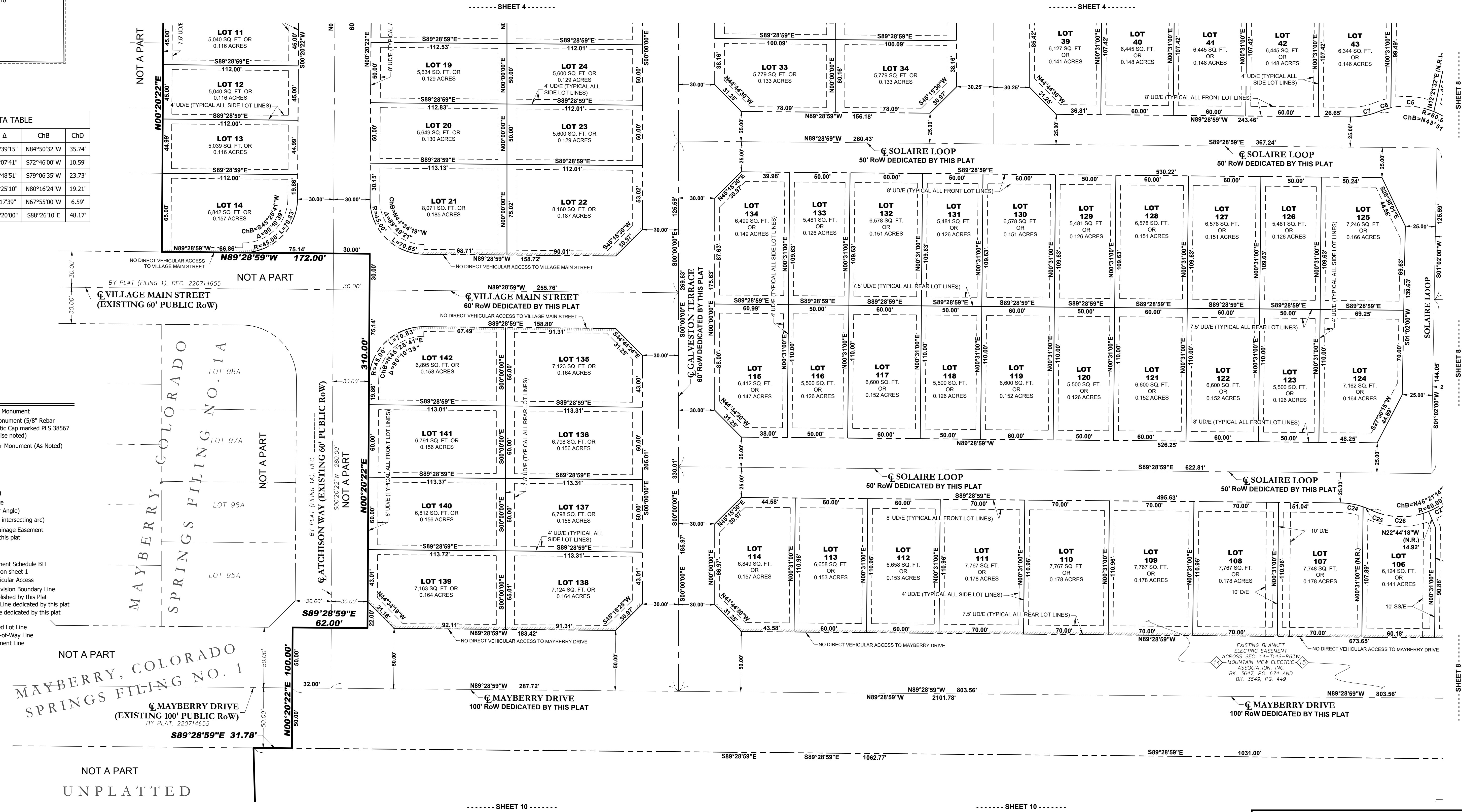
## LOT AND TRACT DETAIL



CURVE #	R=	L=	Δ	ChB	ChD
C5	60.00'	36.29'	34°39'15"	N84°50'32"W	35.74'
C6	60.00'	10.61'	10°07'41"	S72°46'00"W	10.59'
C7	60.00'	23.89'	22°48'51"	S79°06'35"W	23.73'
C24	60.00'	19.29'	18°25'10"	N80°16'24"W	19.21'
C25	60.00'	6.59'	6°17'39"	N67°55'00"W	6.59'
C26	60.00'	49.57'	47°20'00"	S88°26'10"E	48.17'

### LEGEND

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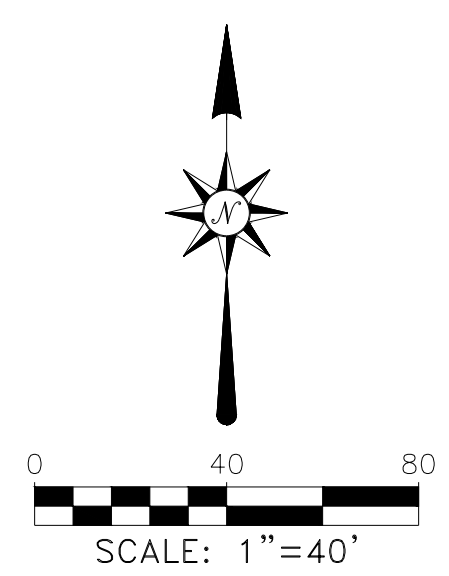
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REVISIONS	

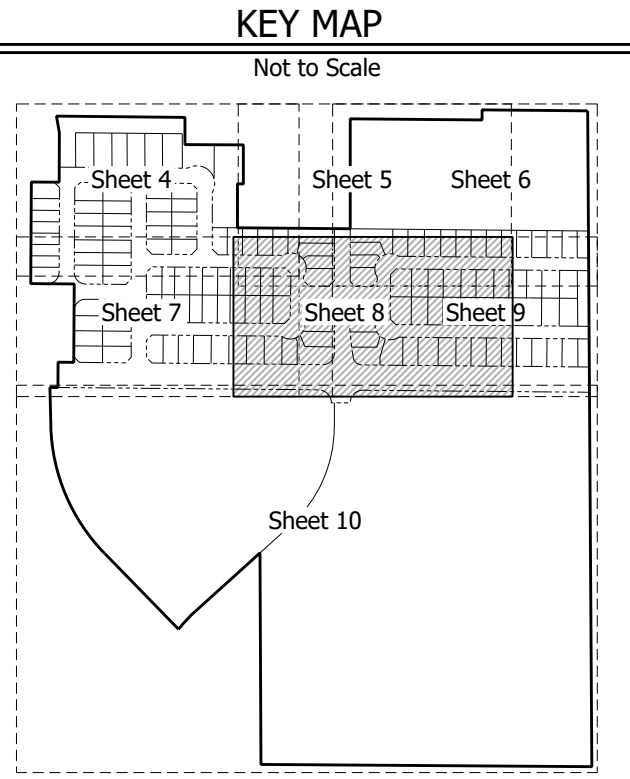
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 Drawn By DD  
 Checked By MAG  
 Job No. MC21194



# Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

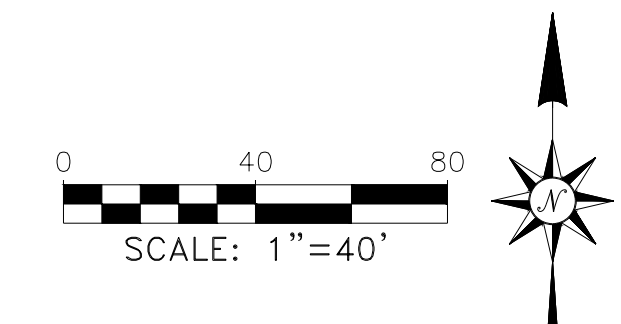
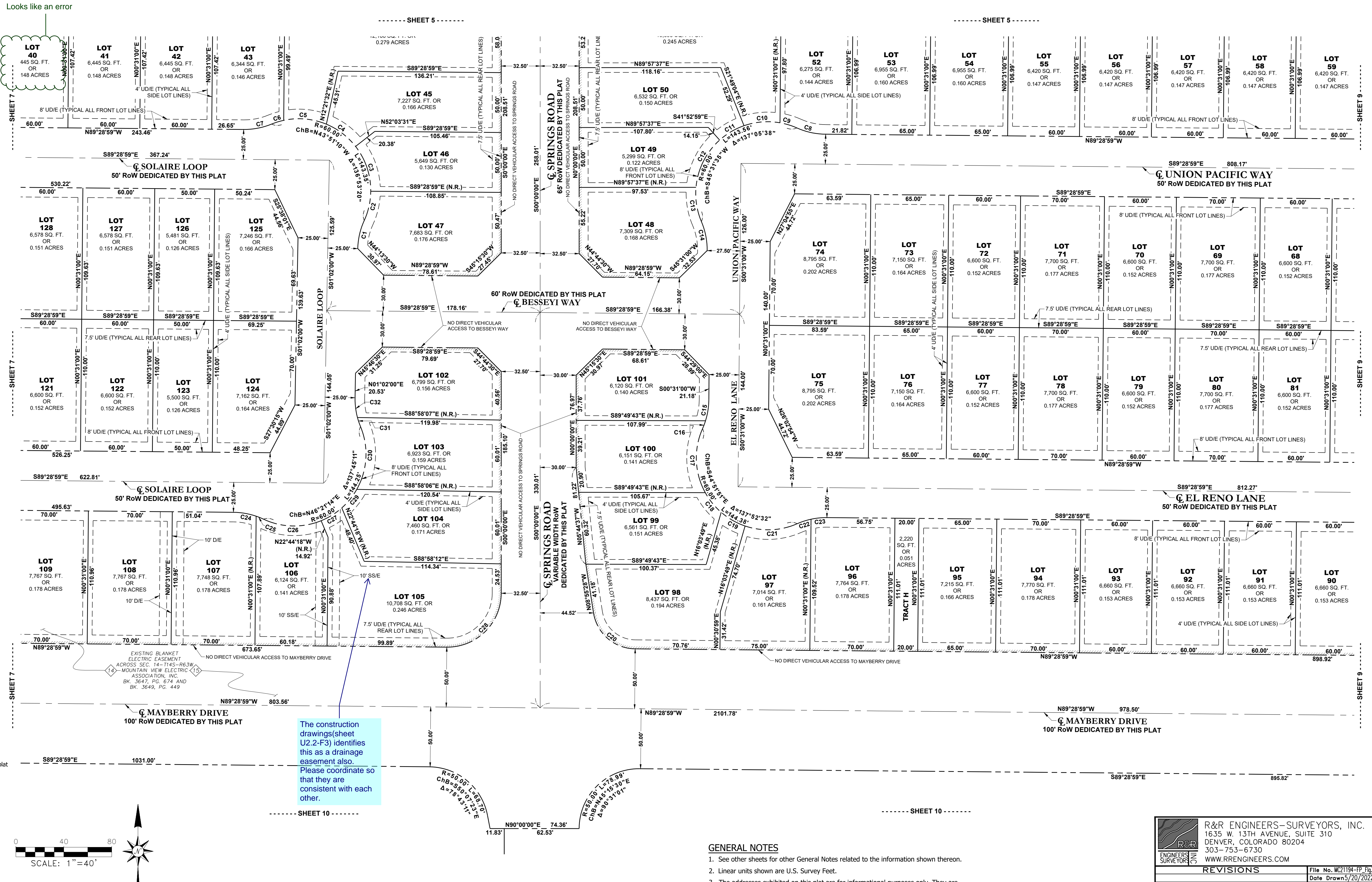
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## LOT AND TRACT DETAIL



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C12	60.00'	45.18'	43°08'45"	S26°32'38"W	44.12'
C13	60.00'	29.31'	27°59'30"	S9°01'29"E	29.02'
C14	60.00'	24.56'	23°27'28"	S11°17'30"E	24.39'
C15	60.00'	17.68'	16°52'55"	N89°57'28"E	17.61'
C16	60.00'	6.99'	6°40'28"	N20°44'09"E	6.99'
C17	60.00'	55.47'	52°58'04"	S2°24'38"E	55.51'
C18	60.00'	21.22'	20°15'33"	S39°01'26"E	21.10'
C19	60.00'	23.10'	22°03'34"	S60°11'00"E	22.96'
C20	35.50'	49.91'	80°33'31"	S49°12'14"E	45.90'
C21	60.00'	44.60'	42°35'20"	N87°29'33"E	43.58'
C22	60.00'	12.11'	11°33'44"	S71°58'44"W	12.09'
C23	60.00'	13.36'	12°45'24"	S84°08'18"W	13.33'
C24	60.00'	19.29'	18°25'10"	N80°16'24"W	19.21'
C25	60.00'	6.59'	6°17'39"	N67°55'00"W	6.59'
C26	60.00'	49.57'	47°20'00"	S88°26'10"E	48.17'
C27	60.00'	20.35'	19°26'03"	N58°10'49"E	20.25'
C28	45.00'	71.09'	90°31'01"	N45°15'30"E	63.93'
C29	60.00'	20.00'	19°05'55"	N38°54'50"E	19.91'
C30	60.00'	54.34'	51°53'13"	N3°25'16"E	52.50'
C31	60.00'	8.02'	7°39'44"	S18°41'29"E	8.02'
C32	60.00'	16.64'	15°53'37"	S6°54'48"E	16.59'

LEGEND	
●	Found Survey Monument
○	Set Survey Monument (5/8" Rebar w/Yellow Plastic Cap marked PLS 38567 unless otherwise noted)
⊕	Section Corner Monument (As Noted)
CL	Center Line
RoW	Right-of-Way
R=	Arc Radius
L=	Arc Length
ChB	Chord Bearing
ChD	Chord Distance
Δ	Delta (Interior Angle)
(N.R.)	Not Radial (to intersecting arc)
UDE	Utility and Drainage Easement dedicated by this plat
SS/E	Sanitary Sewer Easement Dedicated by this plat
D/E	Drainage Easement Dedicated by this plat
(C)	Calculated
(P)	Platted
Ⓢ	Title Commitment Schedule BII item as listed on sheet 1
---	No Direct Vehicular Access
---	Exterior Subdivision Boundary Line
---	Lot Line established by this Plat
---	Right-of-Way Line dedicated by this plat
---	Easement Line dedicated by this plat
---	Center Line
---	Existing Platted Lot Line
---	Existing Right-of-Way Line
---	Existing Easement Line



The construction drawings (sheet U2.2-F3) identifies this as a drainage easement also. Please coordinate so that they are consistent with each other.

- GENERAL NOTES**
- See other sheets for other General Notes related to the information shown thereon.
  - Linear units shown are U.S. Survey Feet.
  - The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

**R&R ENGINEERS-SURVEYORS, INC.**  
1635 W. 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
303-753-6730  
WWW.RRENTERS.COM

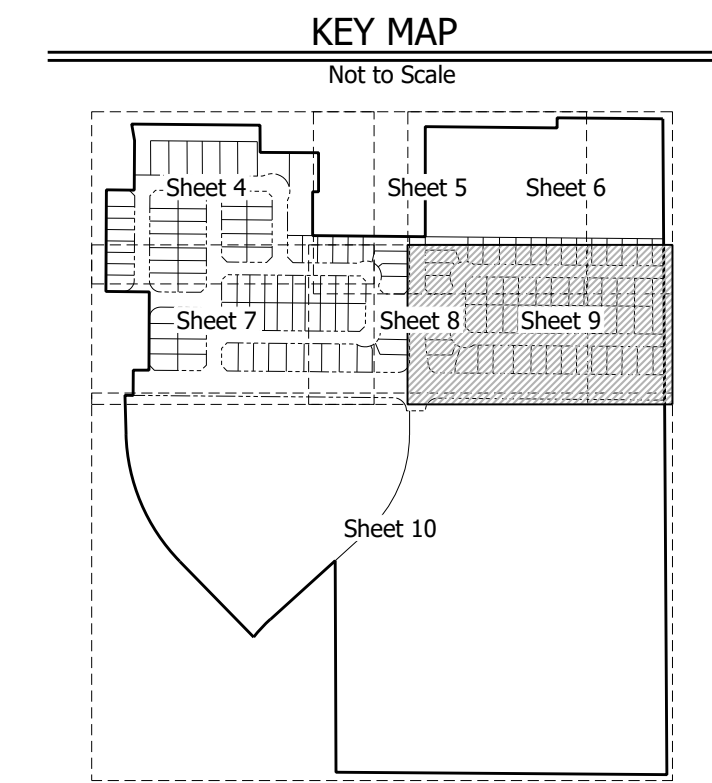
REVISIONS	
File No. MC21194-TP-103	Date Drawn 5/20/2022
Drawn By DD	Checked By MAG
Job No. MC21194	



# Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison Way,  
All located in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian,  
County of El Paso (Unincorporated), State of Colorado

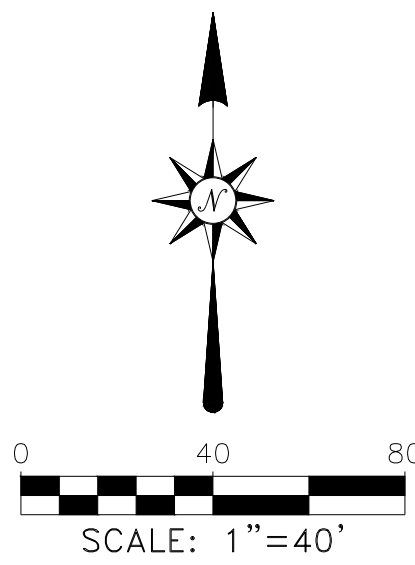
## LOT AND TRACT DETAIL



CURVE DATA TABLE					
CURVE #	R=	L=	Δ	ChB	ChD
C8	60.00'	24.67'	23°33'23"	N77°42'18"W	24.49'
C9	60.00'	14.84'	14°10'22"	N73°00'47"W	14.80'
C10	60.00'	30.45'	29°04'31"	S85°21'46"W	30.12'
C11	60.00'	23.78'	22°42'30"	S59°28'16"W	23.62'
C12	60.00'	45.18'	43°08'45"	S26°32'38"W	44.12'
C13	60.00'	29.31'	27°59'30"	S9°01'29"E	29.02'
C14	60.00'	24.56'	23°27'28"	S11°17'30"E	24.39'
C15	60.00'	17.68'	16°52'55"	N8°57'28"E	17.61'
C16	60.00'	6.99'	6°40'28"	N20°44'09"E	6.99'
C17	60.00'	55.47'	52°58'04"	S2°24'38"E	53.51'
C18	60.00'	21.22'	20°15'33"	S39°01'26"E	21.10'
C19	60.00'	23.10'	22°03'34"	S60°11'00"E	22.96'
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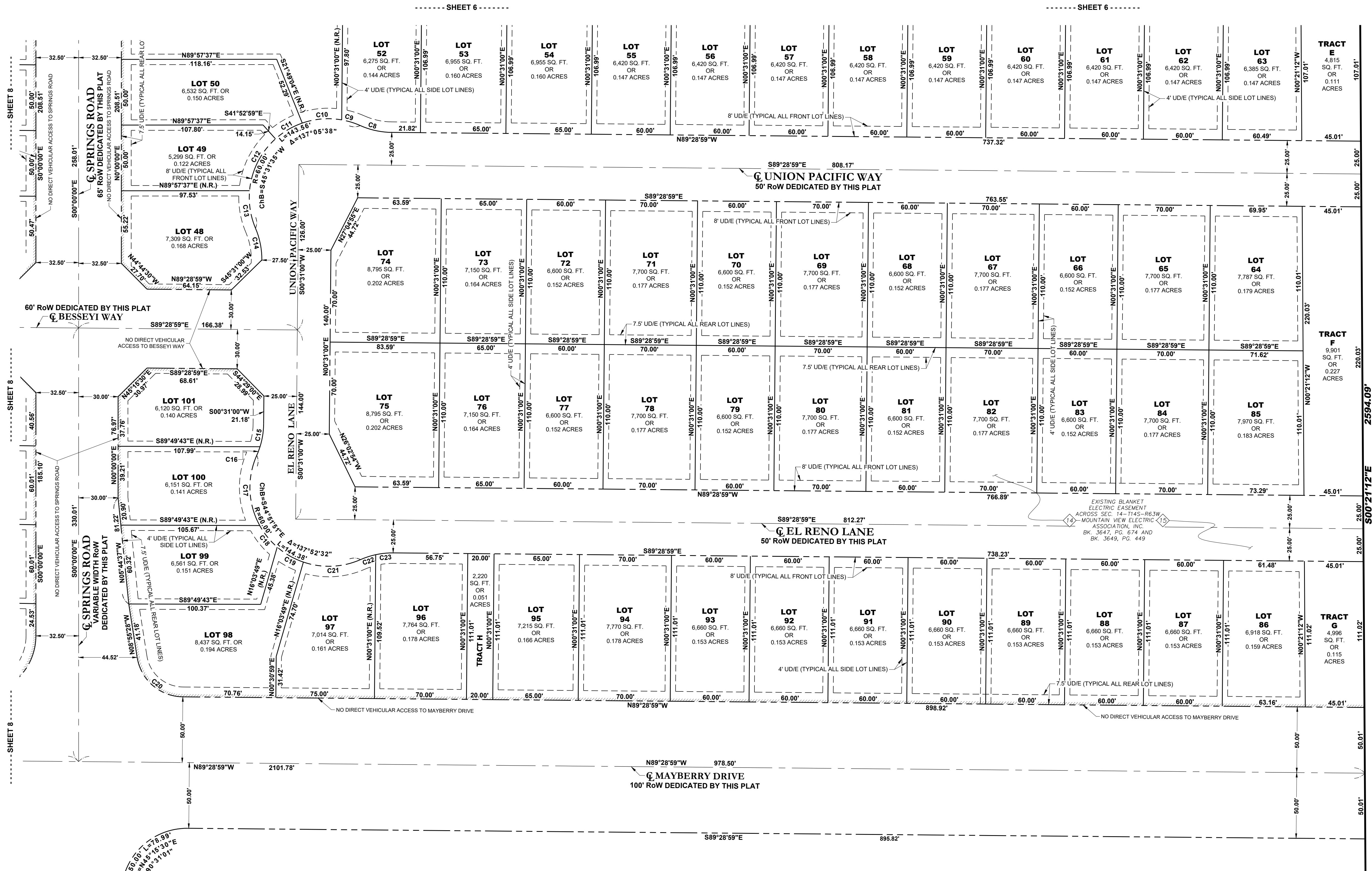
### GENERAL NOTES

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### LEGEND

- Found Survey Monument
- Set Survey Monument (5/8" Rebar w/Yellow Plastic Cap marked PLS 38567 unless otherwise noted)
- ⊕ Section Corner Monument (As Noted)
- Center Line
- Right-of-Way
- R= Arc Radius
- L= Arc Length
- ChB Chord Bearing
- ChD Chord Distance
- Δ Delta (Interior Angle)
- UD/E Utility and Drainage Easement dedicated by this plat
- (C) Calculated
- (P) Platted
- ◆ Title Commitment Schedule BII item as listed on sheet 1
- No Direct Vehicular Access
- Exterior Subdivision Boundary Line
- Lot Line established by this Plat
- - - Right-of-Way Line dedicated by this plat
- - - Easement Line dedicated by this plat
- Center Line
- Existing Platted Lot Line
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Provide temporary turnaround easement. Include the distance, bearing, curve data etc. for this easement. Refer to ECM 2.3.8.C.3.

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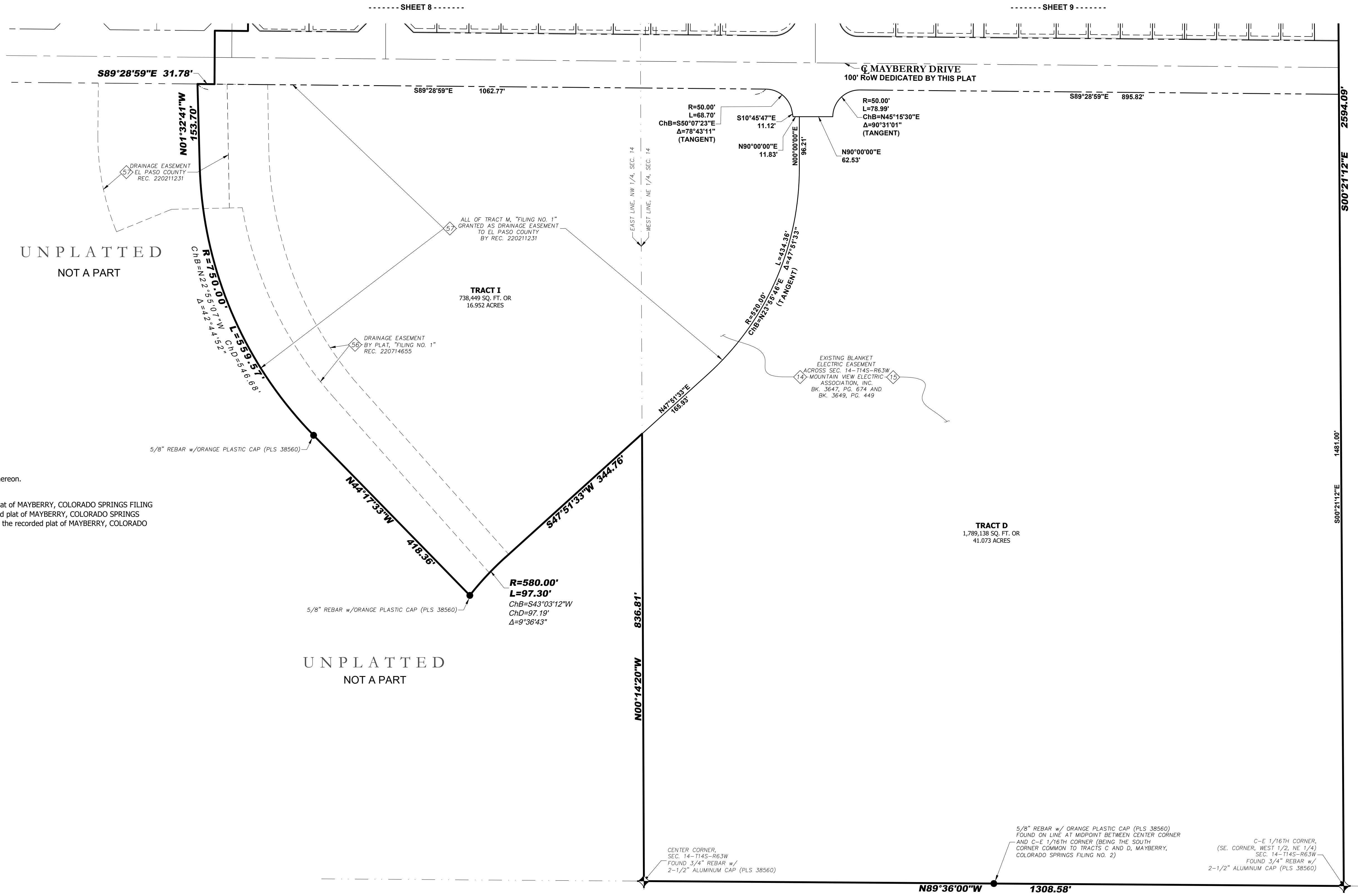
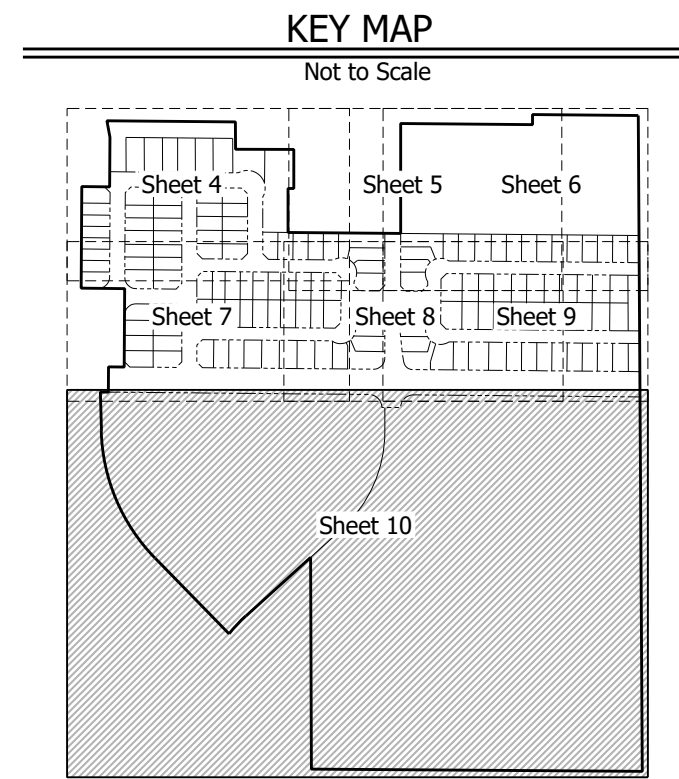
NOT A PART

<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENINEERS.COM	
<b>REVISIONS</b> File No. MC21194-TP-193 Date Drawn 5/20/2022 Drawn By DD Checked By MAG Job No. MC21194	SHEET 9 OF 10

# Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

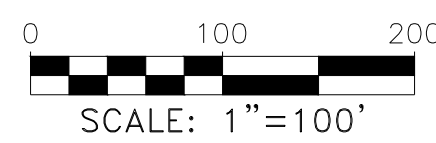
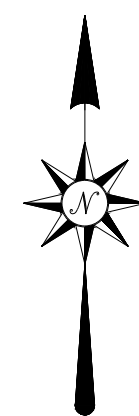
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
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All located in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian,  
County of El Paso (Unincorporated), State of Colorado

## LOT AND TRACT DETAIL



### GENERAL NOTES

1. See other sheets for other General Notes related to the information shown thereon.
2. Linear units shown are U.S. Survey Feet.
3. All references of "FILING NO. 1" shown on this sheet refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1, all references of "FILING 1A" shown on this sheet refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING 1A, and all references of "FILING NO. 2" shown on this sheet refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2.



### LEGEND

- Found Survey Monument
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- ⊕ Section Corner Monument (As Noted)
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File No. MC21194-TP 10J  
Date Drawn 5/20/2022  
Drawn By DD  
Checked By MAG  
Job No. MC21194

May 20, 2022 2:24pm Plotted by ddelap P:\MC21194\_Mayberry Master Platted Community Surveying\CAD Drawings\18 Drawings\MC21194-TP\_Fig\_10.dwg