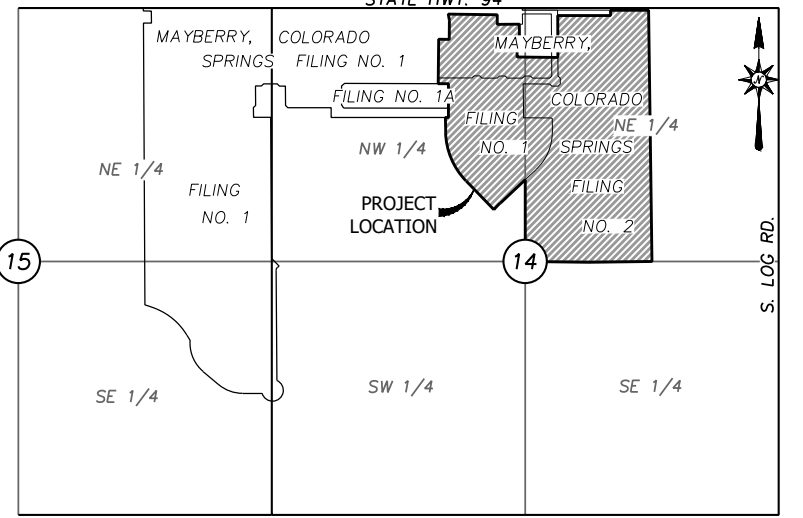


Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

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

SHEET INDEX

Sheet 1.....Dedications, Notes, Approvals, etc.
Sheet 2.....External Plat Boundary Detail, As Originally Platted and Vacations Map
Sheet 3.....Overall Layout Map
Sheets 4 through 10.....New Lot, Tract and Right-of-Way Boundary Detail



VICINITY MAP

Section 14 and E 1/2, Section 15
T14S-R63W of the 6th Principal Meridian
-Not to Scale-

PLAT AND SUBDIVISION NOTES (continued)

15. EXISTING ENCUMBRANCES PER TITLE REPORT:

This plat does not constitute a title search by R&R Engineers-Surveyors to determine ownership and/or easements of record. Easement research and ownership information were provided by client in the title commitment prepared by Old Republic National Title Insurance Company for Land Title Guarantee Company as order number SC855104353-2 with an effective date of April 23, 2022 at 5:00 P.M. According to said title commitment, the following documents listed in the Schedule B, Part II (Exceptions) affect this property. The plottable matters listed therein are plotted on the map sheets. If any other easements and/or encumbrances affect this property, their existence is unknown to this surveyor and are not shown hereon or listed below. The item number listed before each document's recording information directly relates to the Schedule B, Part II item number in said title commitment. Items 1 through 8 are standard exceptions, do not cite any document for surveyor to review and are not addressed and listed below.

9. Book A at Page 78;	27. Reception No. 203138553 (plotted, released/vacated by this plat);	42. Reception No. 206165182;	57. Reception No. 220211231 (plotted, some portions released/vacated by this plat, some portions remain);
10. Book 350 at Page 274;	28. Reception No. 203139554 (plotted, released/vacated by this plat);	43. Reception No. 209043451 (plotted, lies within Hwy. 94 Right-of-Way);	58. Reception No. 220211232;
11. Book 526 at Page 436;	12. Book 3260 at Page 701;	44. Reception No. 214003507;	59. Reception No. 220212002;
13. Book 3527 at Page 176;	14. Book 3647 at Page 674 (plotted);	45. Reception No. 214018538;	60. Reception No. 220213263;
15. Book 3649 at Page 449 (plotted);	29. Reception No. 204006308 (plotted, released/vacated by Reception No. 204006312, 204006313, 204053279, 204053279, 208100005, 208100007, 213038017, 213038197, 204190085 and 204190086);	46. Reception No. 214117420;	61. Book 120 at Page 254 (duplicate of Item 58);
16. Book 3718 at Page 812;	17. Reception No. 97015577;	47. Reception No. 214114888;	62. Reception No. 22134250;
18. Reception Nos. 98165898, 204006312, 204006313, 204053279, 204053279, 208100005, 208100007, 213038017, 213038197, 204190085 and 204190086);	18. Reception Nos. 98165898, 204006312, 204006313, 204053279, 204053279, 208100005, 208100007, 213038017, 213038197, 204190085 and 204190086);	48. Reception No. 216114888;	63. Reception No. 22147142;
19. Reception No. 201019028;	19. Reception No. 201019028;	49. Reception No. 216114888;	64. Reception No. 221714698 (Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2 -easements and portions of Right-of-Ways released/vacated by this plat, plotted);
20. Reception No. 201021723;	20. Reception No. 201021723;	50. Reception Nos. 217150656, 217151050;	65. Reception No. 221601199;
21. Reception No. 201034352;	21. Reception No. 201034352;	51. Reception Nos. 219085337, 219087971, 21992656, 21997309;	66. Reception Nos. 22185482, 22185463, 22185476, 84578, 84568, 22184919;
22. Reception No. 201173795;	22. Reception No. 201173795;	52. Reception No. 219142179;	67. Reception No. 22186550;
23. Reception No. 202059995;	23. Reception No. 202059995;	53. Reception No. 219146540;	68. Reception Nos. 22186552, 22186553;
24. Reception No. 202059996;	24. Reception No. 202059996;	54. Reception No. 219154809;	69. Reception No. 22149080.
25. Reception No. 202092688;	25. Reception No. 202092688;	55. Reception Nos. 22088380, 220139219, 220140324;	
26. Reception No. 203138552 (plotted, released/vacated by this plat);	26. Reception No. 203138552 (plotted, released/vacated by this plat);	56. Reception No. 220714655 (Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1 -easements and portions of Right-of-Ways released/vacated by this plat, plotted);	
		57. Reception No. 206165180;	
		40. Reception No. 206165180;	
		41. Reception No. 206165181;	

VACATION OF PRIOR TRACT LINES

The Tract lines of Tracts M and P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2, as previously established by the plats thereof, all of which lie wholly within the boundaries of this replat, are hereby vacated.

VACATION OF PRIOR DEDICATED PUBLIC ROAD RIGHT-OF-WAYS

Those portions of the public road Right-of-Ways of Springs Road and Village Main Street, originally dedicated and established by the plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1 and lying within the boundaries of this replat, are hereby vacated.

RELEASE AND VACATION OF CERTAIN PRIOR PUBLIC EASEMENTS ORIGINALLY DEDICATED BY PLAT

The Temporary Turnaround Easements A, B, and C, dedicated and established by MAYBERRY, COLORADO SPRINGS FILING NO. 1, and Tracts B and P, MAYBERRY, COLORADO SPRINGS FILING NO. 2, are hereby released and vacated. The public utility and drainage easements within Tracts A, B, C and D along the interior perimeters thereof and within MAYBERRY, COLORADO SPRINGS FILING NO. 2, dedicated and established thereby, are hereby released and vacated. The 30 feet wide Drainage easement established and dedicated by MAYBERRY, COLORADO SPRINGS FILING NO. 1, and now lying within Tracts C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2, is hereby released and vacated.

RELEASE AND VACATION OF CERTAIN EASEMENTS GRANTED BY SEPARATE DOCUMENTS

The following easements previously granted to El Paso County by separate documents are hereby released, vacated, terminated and quit claimed by this plat: -Roadway and Public Utility Easement by Reception No. 203139552; Landscape, Drainage and Public Utility Easement by Reception No. 203139553; 15.00 Foot Public Utility Easement by Reception No. 203139554; Landscape, Drainage and Public Utility Easement by Reception No. 204061415; Roadway Easement by Reception No. 205012856; Temporary Detention Pond Easement by Reception No. 20211231.

- The Permanent Access and Utility Easement granted to Sunset Metropolitan District by Reception No. 204006308 has been released/vacated by Reception No. _____.

PREVIOUSLY PLATTED EASEMENTS THAT REMAIN

The 25 feet wide Trail Easements along the South side of State Highway 94 granted to El Paso County by the plats of MAYBERRY, COLORADO SPRINGS FILING NO. 1 and by MAYBERRY, COLORADO SPRINGS FILING NO. 2 remain in full effect as originally dedicated and established by said plats.

The 50 feet wide Public Drainage Easement lying within Tract M, MAYBERRY, COLORADO SPRINGS FILING NO. 1 along the westerly side and dedicated by the plat thereof remains in full effect as originally dedicated and established by said plat. Said Tract M is herein replatted as Tract I.

TRACTS HEREBY CREATED

Tracts B, E, F, G, H and I created and established by this plat shall be utilized as park, open space and drainage tracts. Ownership and maintenance of said Tracts B, E, F, G, H and I shall be vested to the Mayberry, Colorado Springs Metropolitan District No. 1. Said Tract I of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. 220211231 of the records of El Paso County. The Mayberry, Colorado Springs Metropolitan District No. 1 is responsible for maintenance of the subject drainage facilities.

Tracts A, C and D created by this plat are intended for future development and will remain under ownership and maintenance responsibility of Mayberry Communities, LLC until such time as deemed appropriate for later conveyance. Said Tracts A and D contain storm drainage facilities (ditches and detention), the nature, width, sizes and routes of which are temporary and will be maintained by Mayberry, Colorado Springs Metropolitan District No. 1 and/or Mayberry Communities, LLC. Permanent drainage easements for said drainage facilities will be created on subsequent plats of said Tracts A and D when the final design of the nature, location, width and routes of said drainage facilities are known.

PLAT AND SUBDIVISION NOTES

- ROAD/STREET PUBLIC RIGHT-OF-WAYS DEDICATION:** The road and/or street Right-of-Ways shown on this plat as "PUBLIC ROW DEDICATED BY THIS PLAT" are hereby dedicated to El Paso County for public use.
- DIRECT VEHICULAR ACCESS RESTRICTION TO VILLAGE MAIN STREET, MAYBERRY DRIVE, SPRINGS ROAD AND BESSEY WAY DEDICATION:** Direct vehicular access to Village Main Street, Mayberry Drive, Springs Road and Bessey Way, roads, drives and ways, is hereby restricted.
- EASEMENTS HEREBY DEDICATED:** Unless otherwise indicated, all side lot line easements are hereby platted on each side with a 4 feet wide public utility and drainage easement; all front lot lines are hereby platted with an 8 feet wide public utility and drainage easement; all rear lot lines are hereby platted with a 7.5 feet wide public utility and drainage easement; and certain Tract lines are hereby platted with varying width public utility and drainage easements, said easements being annotated herein the detail map sheets of this plat as "UD/E" (Utility and Drainage Easement). The sole responsibility of these easements is hereby vested with the individual property owners.

A site-distance easement along a portion of the southeasterly line of Lot 105 is hereby dedicated for the purpose of providing and maintaining unobstructed sight for vehicular and pedestrian safety. No fence, structure or any other object or material that interferes with the safe and unobstructed view of the approach to the intersection of Springs Road and Mayberry Drive shall be placed within said site-distance easement, and must be kept free and clear of any vegetation, tree and/or foliage that interferes with such safe and unobstructed view.

An easement 20 feet in width for sanitary sewer purposes is hereby dedicated and granted to Ellicott Utilities Company, LLC, its successors and assigns, the extents of which are delineated and annotated on see sheet 8 as "SS/E" (Sanitary Sewer Easement). An easement 20 feet in width for Drainage purposes is hereby dedicated and granted to Mayberry, Colorado Springs Metropolitan District No. 1, its successors and assigns, the extents of which are delineated and annotated on see sheet 9 as "D/E" (Drainage Easement). The respective grantees of the aforesaid Sanitary Sewer and Drainage easements are responsible for maintenance of the structures within their respective easements. The surface maintenance of said easements is hereby vested with the individual property owners.

- Ellicott Utilities Company, LLC will have overall maintenance and operation responsibility to provide water and wastewater services.
- All proposed road and drainage construction within this subdivision will be performed to El Paso County Standards. Roads and drainage facilities within the public street Right-of-Ways will be maintained by El Paso County upon final acceptance of these facilities after the two-year warranty period.
- The following reports, and as amended, 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; Traffic Impact Study;
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual Lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
- Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution No. 19-471) and any subsequent amendments. Fees for each Lot within this subdivision shall be paid in full at the time of building permit issuance.
- All development within this subdivision replat shall comply with the Ellicott Town Center Overall PUD Development Plan recorded under Reception No. 206146051, the Ellicott Town Center Phase One PUD Development Plan recorded under Reception No. 206149055, and the Mayberry Phase 1 an Amendment to Ellicott Town Center Phase 1 PUD / Preliminary Plan, recorded as Reception No. _____ all of the records of the El Paso County Clerk and Recorder or otherwise amended following appropriate hearings.
- No lots shall be sold, conveyed or transferred, whether by deed or by contract, and no construction permits for the subdivision or building permits shall be issued, unless and until either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement (original SIA) recorded under Reception No. 220211232, the Amendment between the applicant/owner and El Paso County (Amended SIA) recorded under Reception No. 221086550, and the 2nd Amendment between the applicant/owner and El Paso County recorded under Reception No. _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

OWNER OF RECORD

Mayberry Communities, LLC
PO Box 675725
Rancho Santa Fe, CA 92067
Ph: 719-426-7810
(By Reception No. 221140101 (Parcel H) recorded July 22, 2021)

SURVEYOR AND ENGINEER

R&R Engineers-Surveyors, Inc.
1635 W. 13th Avenue, Suite 310
Denver, CO 80204
Ph: 303-753-6730
Surveyor: Mark Gabert
Engineer: Cliff Dayton

RECORDING

I hereby certify that this instrument was filed in my office on this ____ day of _____, 2022 A.D. and recorded as Reception No. _____ of the records of El Paso County, Colorado.

By: _____

FEES

School: _____
Parks: _____

Drainage: _____
Bridge: _____

El Paso County PCD File No: SF2219

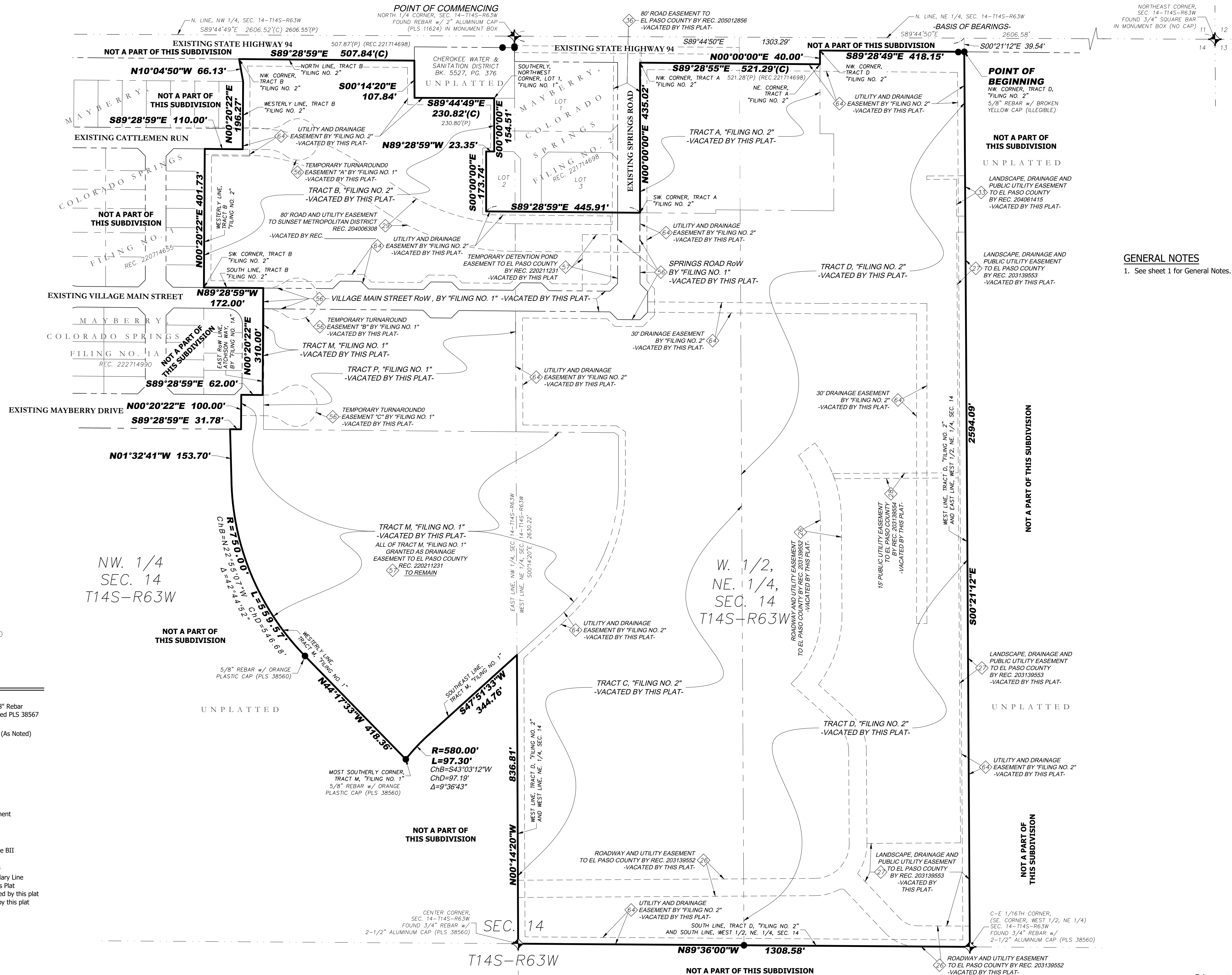
R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
WWW.RRENGINEERS.COM

REVIEWS	File No. M21194-TP (PL)
9/1/2022 Revised per county and owner comments	Date Drawn/5/20/2022
Drawn By DD	Checked By MAG
Job No. MC21194	

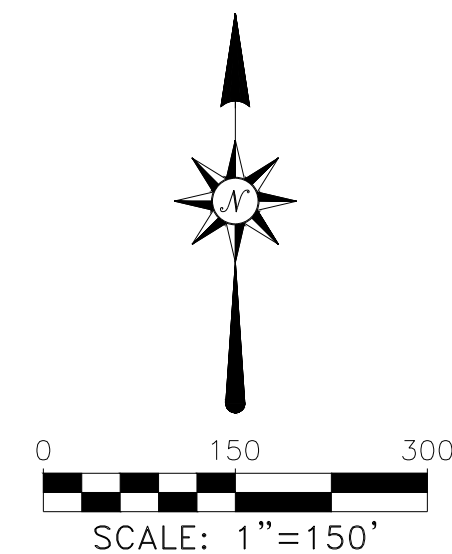
Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

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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. See sheet 1 for General Notes.



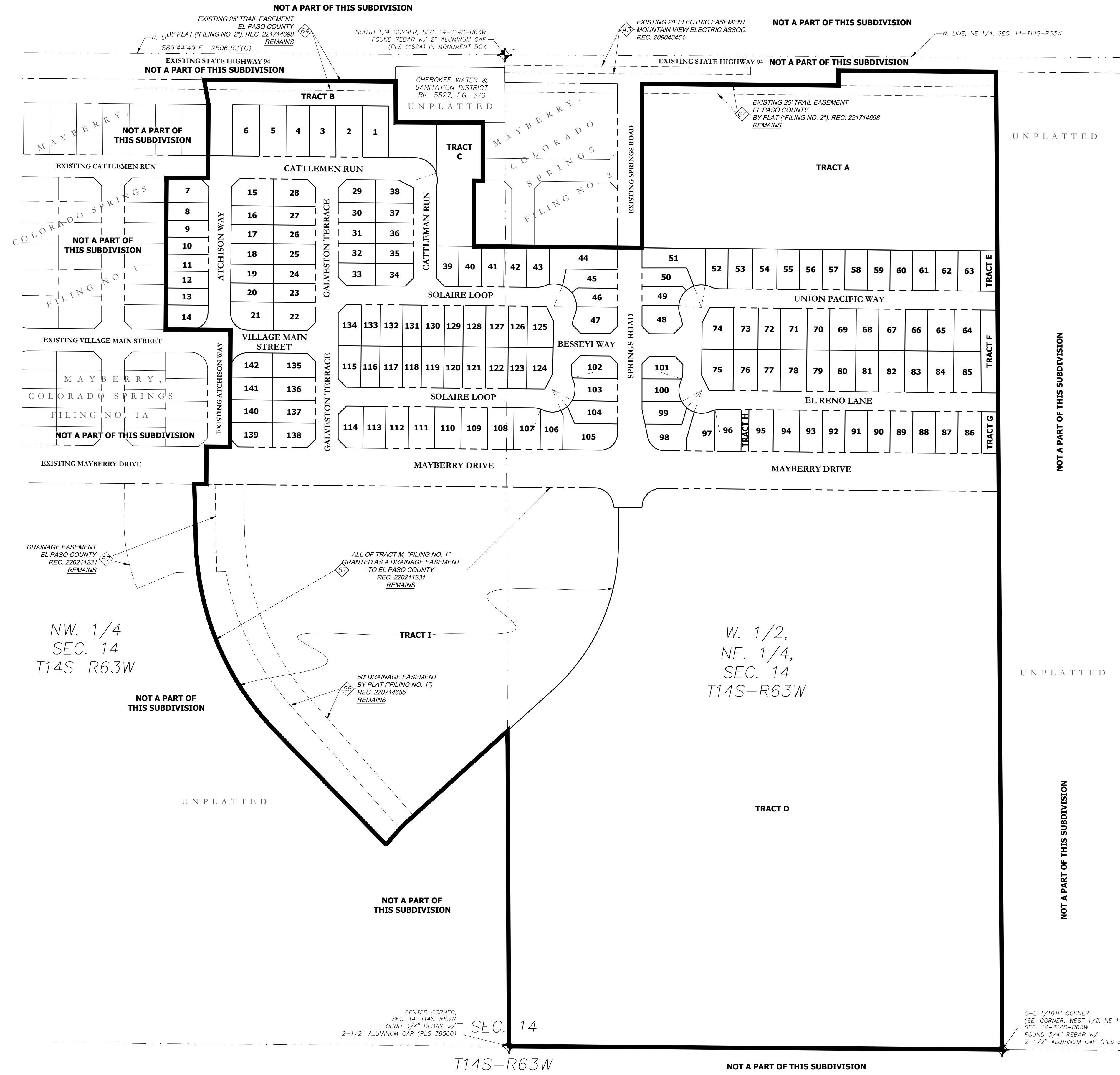
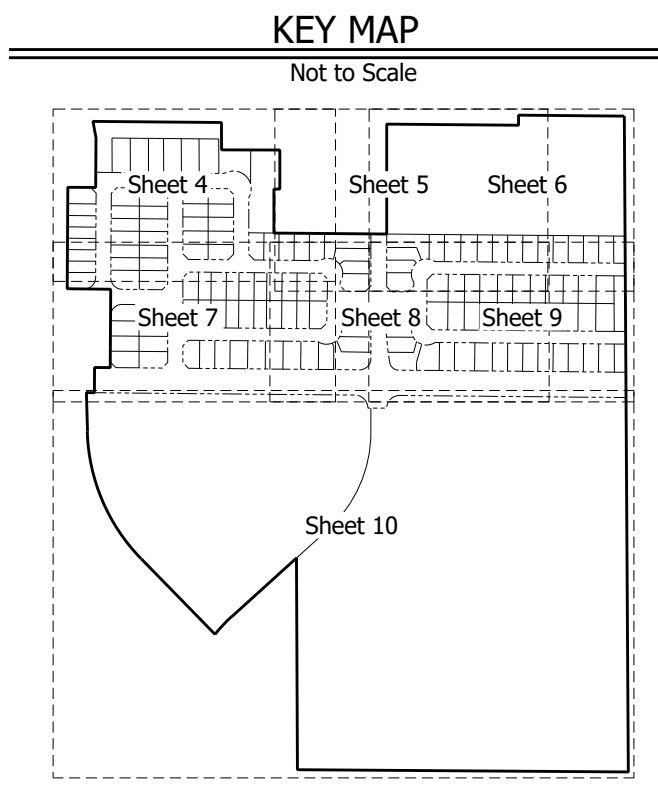
- LEGEND**
- Found Survey Monument
 - Set Survey Monument (5/8" Rebar w/Yellow Plastic Cap marked PLS 38567 unless otherwise noted)
 - ◆ Section Corner Monument (As Noted)
 - ⊕ Center Line
 - ⊖ Right-of-Way
 - R= Arc Radius
 - L= Arc Length
 - ChB Chord Bearing
 - ChD Chord Distance
 - Δ Delta (Interior 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

R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENGINEERS.COM	
REVISIONS	
9/1/2022 Revised per county and owner comments	File No. MC21194-TP (P.3)
Drawn By DD	Date Drawn 5/20/2022
Checked By MAG	
Job No. MC21194	

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

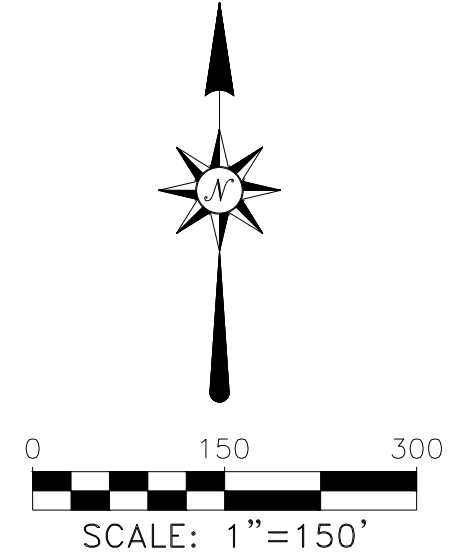
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OVERALL LAYOUT OF THIS REPLAT



GENERAL NOTES
1. See sheet 1 for General Notes

USE / AREA TABLE				
	PLANNED USE	PLANNED OWNERSHIP	Total Square Feet	Total Acres
Lots (142)	Single Family Residential	Private Ownership	965,651	22.17
Tracts A, C, D	Future Development	Private Ownership	2,251,384	51.68
Tracts B, E, F, G, H, I	Park / Open Space / Drainage	Mayberry, Colorado Springs Metropolitan District No. 1	815,048	18.71
Right-of-Way	Public Road / Street	El Paso County	578,721	13.29
TOTALS			4,610,804	105.85



- 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)
 - RoW Right-of-Way
 - ◇ Title Commitment Schedule BII item as listed on sheet 1
 - 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
 - Section or Quarter-Section Line
 - Existing Easement Line

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

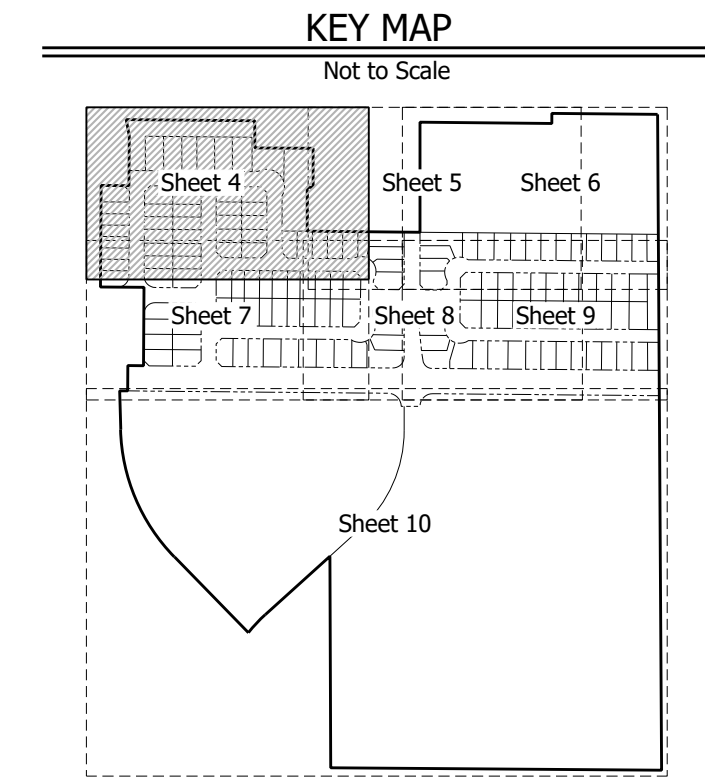
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	Job No. MC21194	

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Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

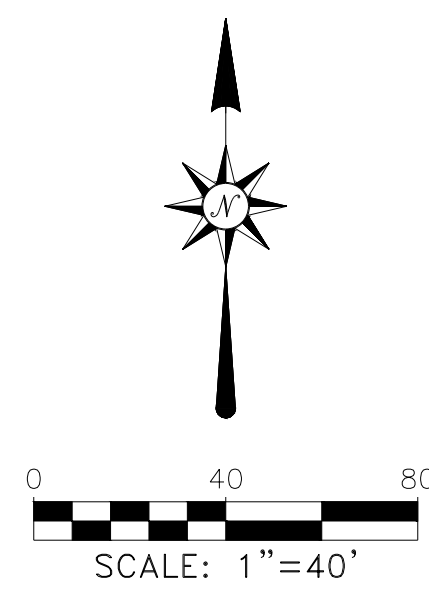
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LOT AND TRACT DETAIL

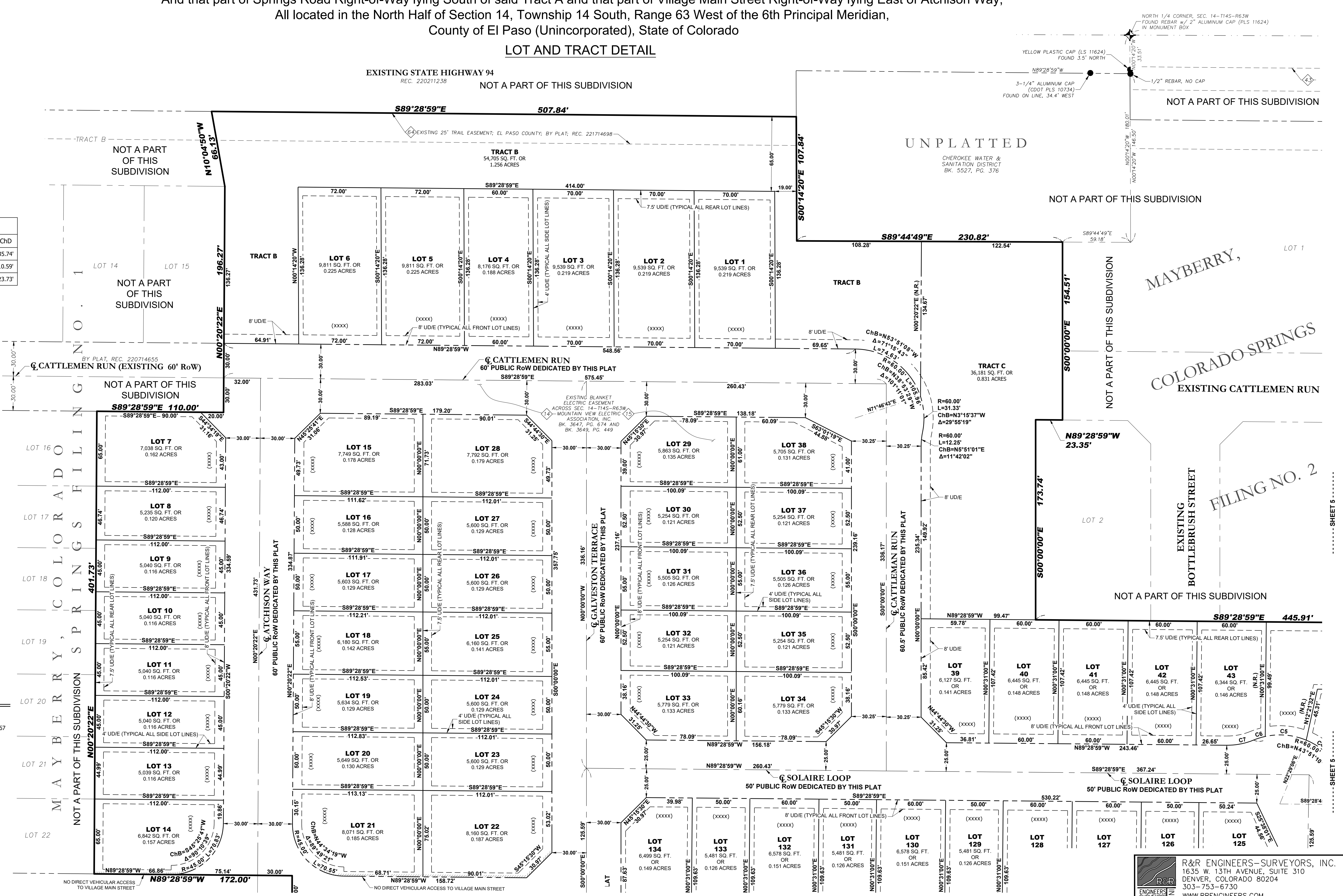


CURVE DATA TABLE					
CURVE #	R=	L=	Δ	ChB	ChD
C5	60.00'	36.29'	34°39'15"	N84°50'32"W	35.74'
C6	60.00'	10.61'	10°07'41"	S72°46'00"W	10.59'
C7	60.00'	23.89'	22°48'51"	S79°06'35"W	23.73'

GENERAL NOTES
1. See sheet 1 for General Notes



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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ChB	Chord Bearing
ChD	Chord Distance
Δ	Delta (Interior Angle)
UDE	Utility and Drainage Easement dedicated by this plat
(C)	Calculated
(P)	Platted
(#)	Address (See Plat and Subdivision Note 8 on sheet 1)
(#)	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
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—	Center Line
—	Existing Platted Lot Line
—	Existing Right-of-Way Line
—	Existing Easement Line



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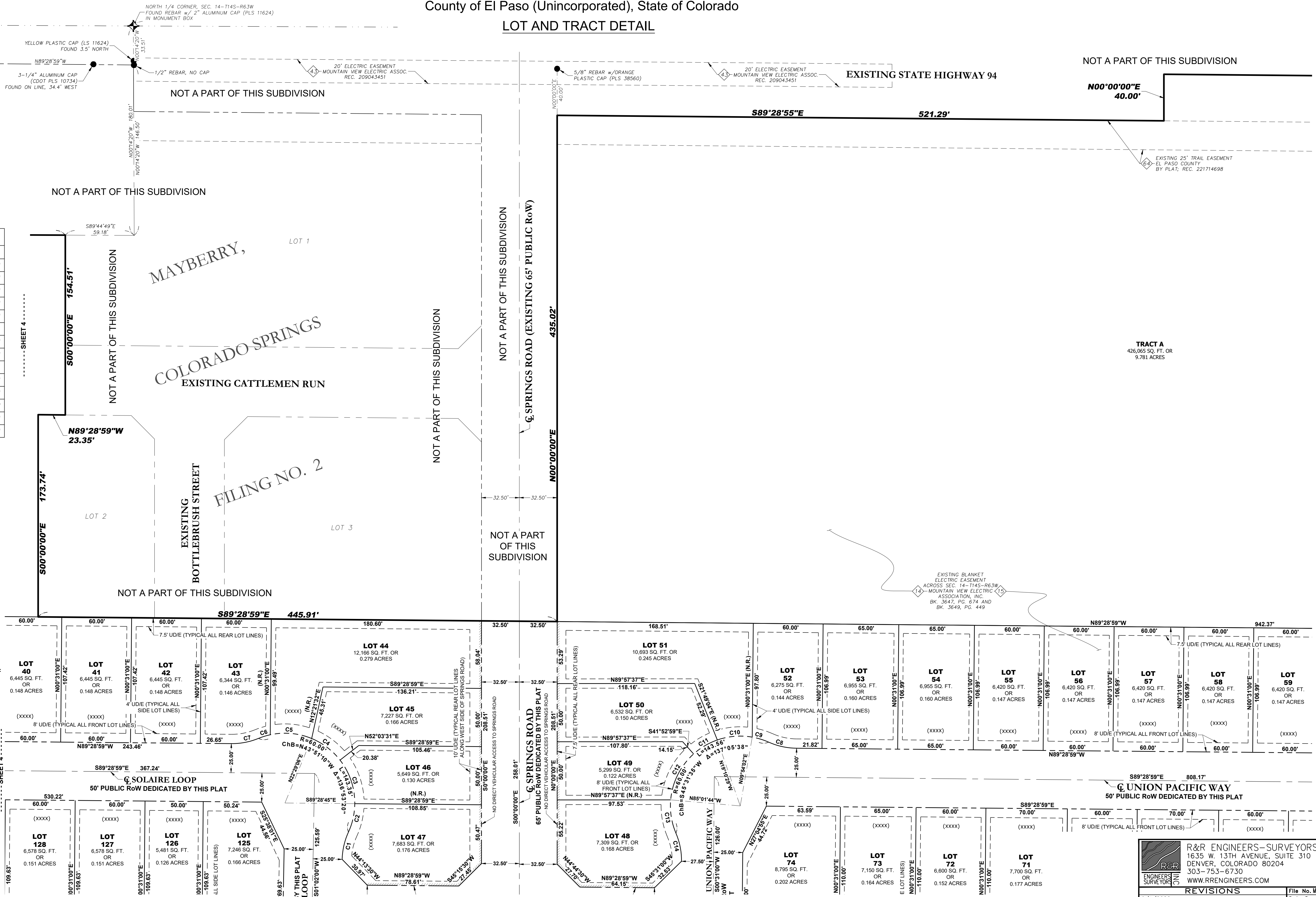
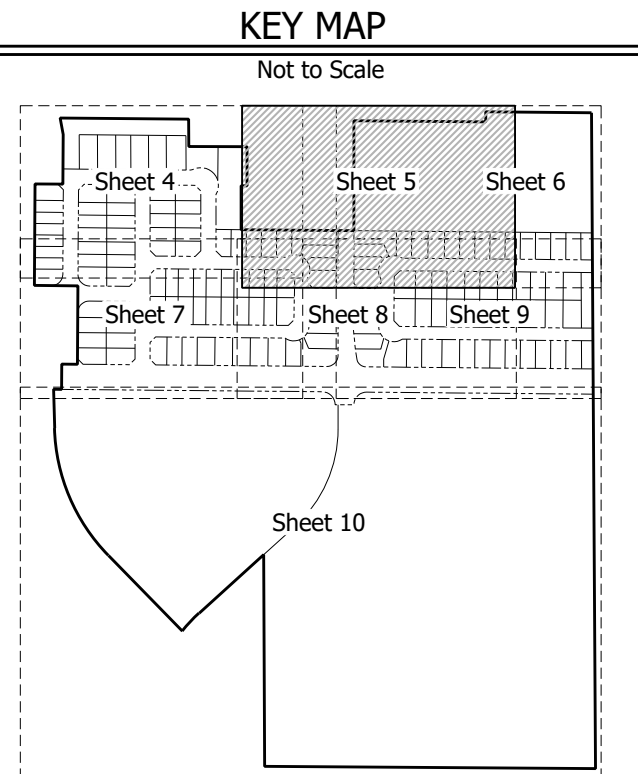
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File No. MC21194-TP (P3)	Date Drawn 5/20/2022
Drawn By DD	Checked By MAG
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Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

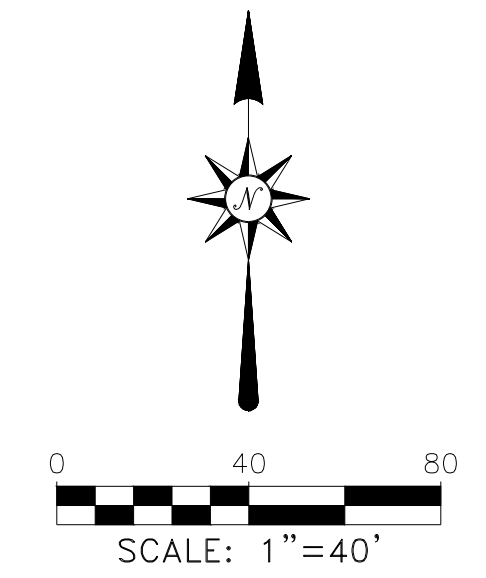
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All located in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian,
County of El Paso (Unincorporated), State of Colorado

LOT AND TRACT DETAIL



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
1. See sheet 1 for General Notes



- 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
 - Arc Radius
 - L= Arc Length
 - ChB Chord Bearing
 - ChD Chord Distance
 - Δ Delta (Interior Angle)
 - (N.R.) Not Radial (to intersecting arc)
 - U/D/E Utility and Drainage Easement dedicated by this plat
 - (C) Calculated
 - (P) Platted
 - Address (See Plat And Subdivision Note 8 on sheet 1)
 - 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

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
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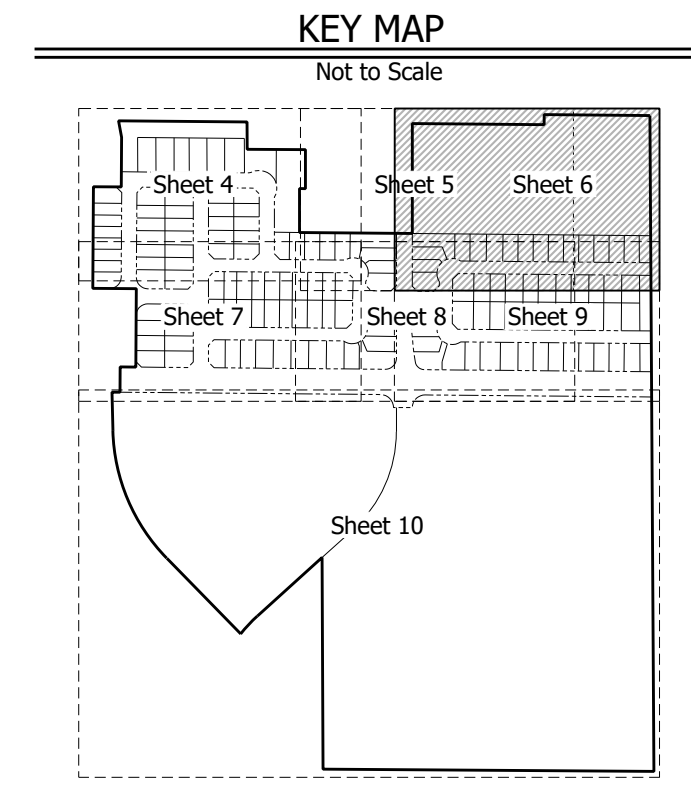
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9/1/2022	Revised per county and owner comments
File No. MC21194-TP (PL)	Date Drawn 5/20/2022
Drawn By DD	Checked By MAG
Job No. MC21194	

9/1/2022 9:42am Plotted by: ddms P:\MC21194_Mayberry Master Platted Community Surveying\CAD Drawings\08 Drawings\MC21194-TP-Fig-5.dwg

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

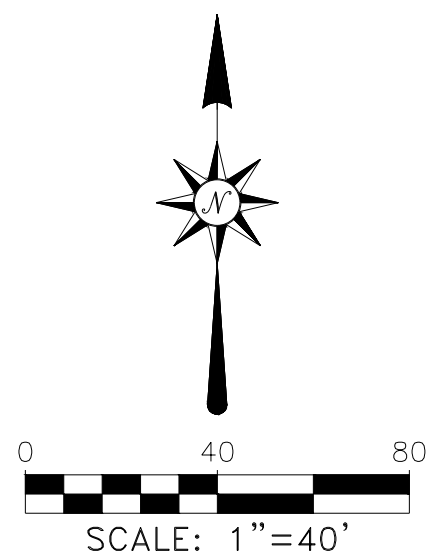
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison 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

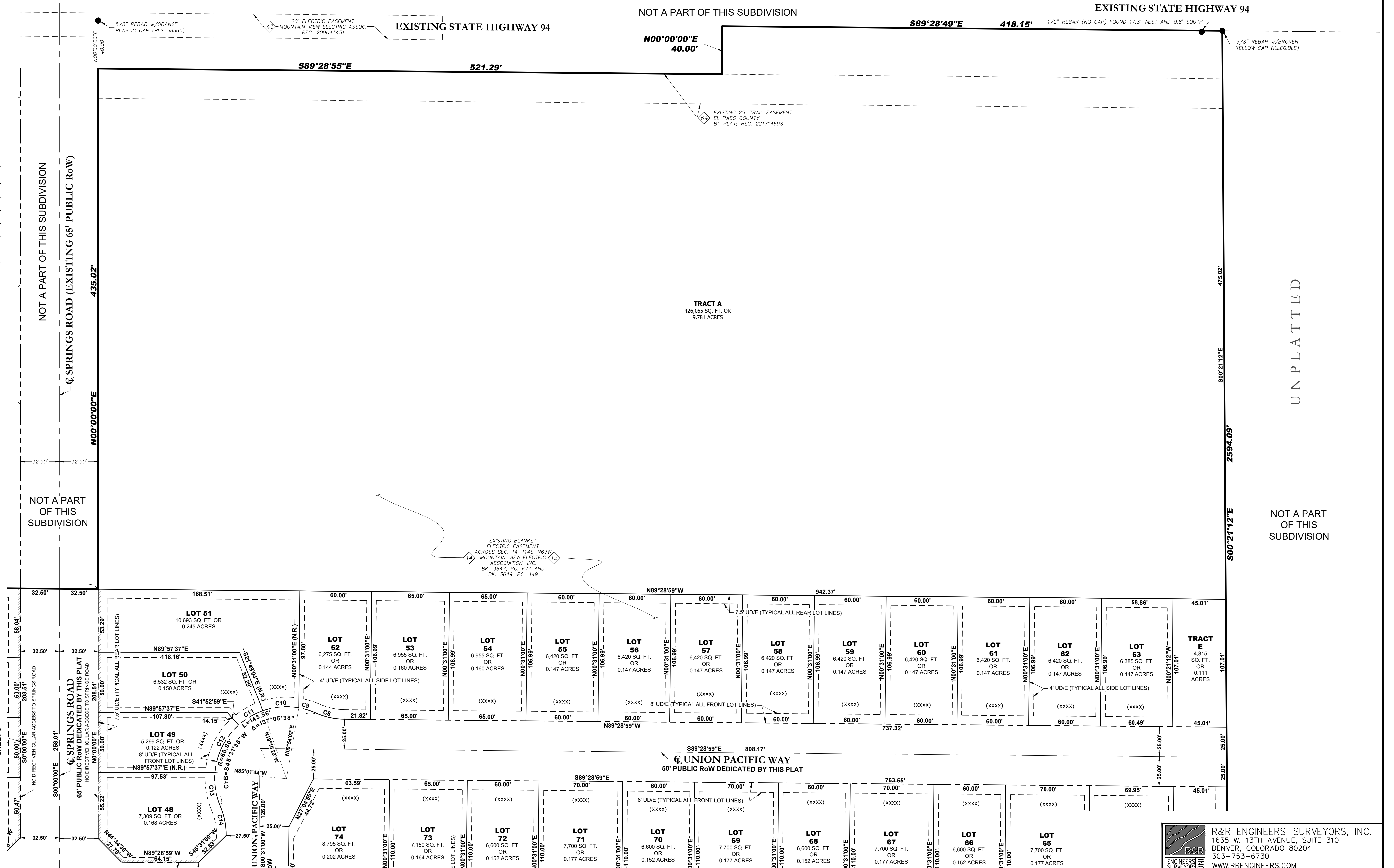


CURVE DATA TABLE					
CURVE #	R=	L=	Δ	ChB	ChD
C8	60.00'	24.67'	23°33'23"	N77°42'18"W	24.49'
C9	60.00'	14.84'	14°10'22"	N73°00'47"W	14.80'
C10	60.00'	30.45'	29°04'31"	S85°21'46"W	30.12'
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GENERAL NOTES
1. See sheet 1 for General Notes



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
R=	Arc Radius
L=	Arc Length
ChB	Chord Bearing
ChD	Chord Distance
Δ	Delta (Interior Angle)
(N.R.)	Not Radial (to intersecting arc)
UD/E	Utility and Drainage Easement dedicated by this plat
(C)	Calculated
(P)	Platted
(///)	Address (See Plat And Subdivision Note 8 on sheet 1)
Ⓢ	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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---	Existing Easement Line



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SHEET 5

----- SHEET 9 -----

----- SHEET 9 -----

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DENVER, COLORADO 80204
303-753-6730
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REVISIONS	
9/1/2022	Revised per county and owner comments
File No. MC21194-TP (P.3)	Date Drawn 5/20/2022
Drawn By DD	Checked By MAG
Job No. MC21194	

UNPLATTED

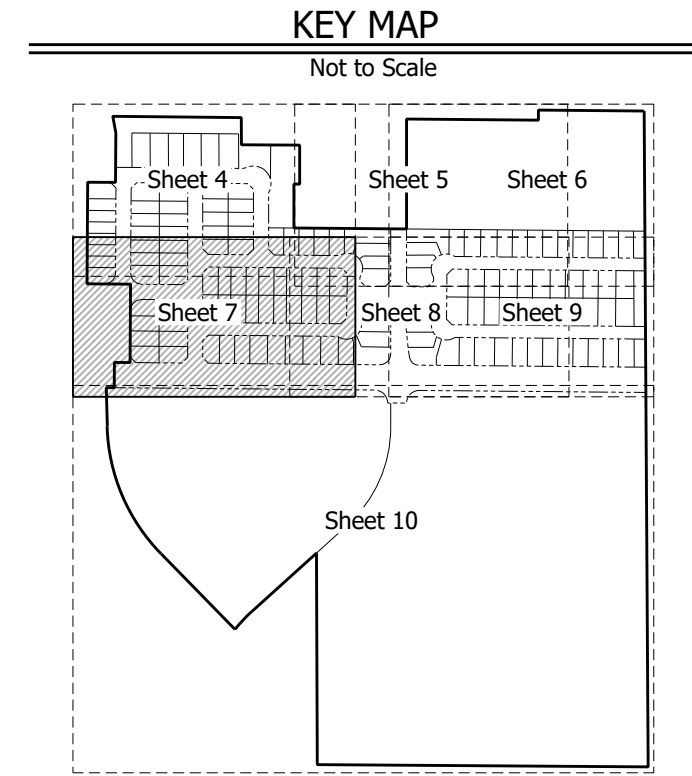
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Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

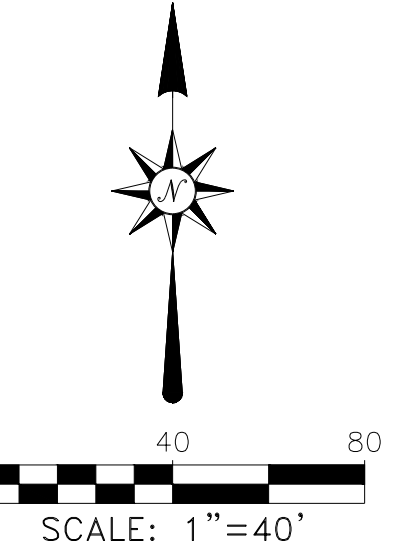
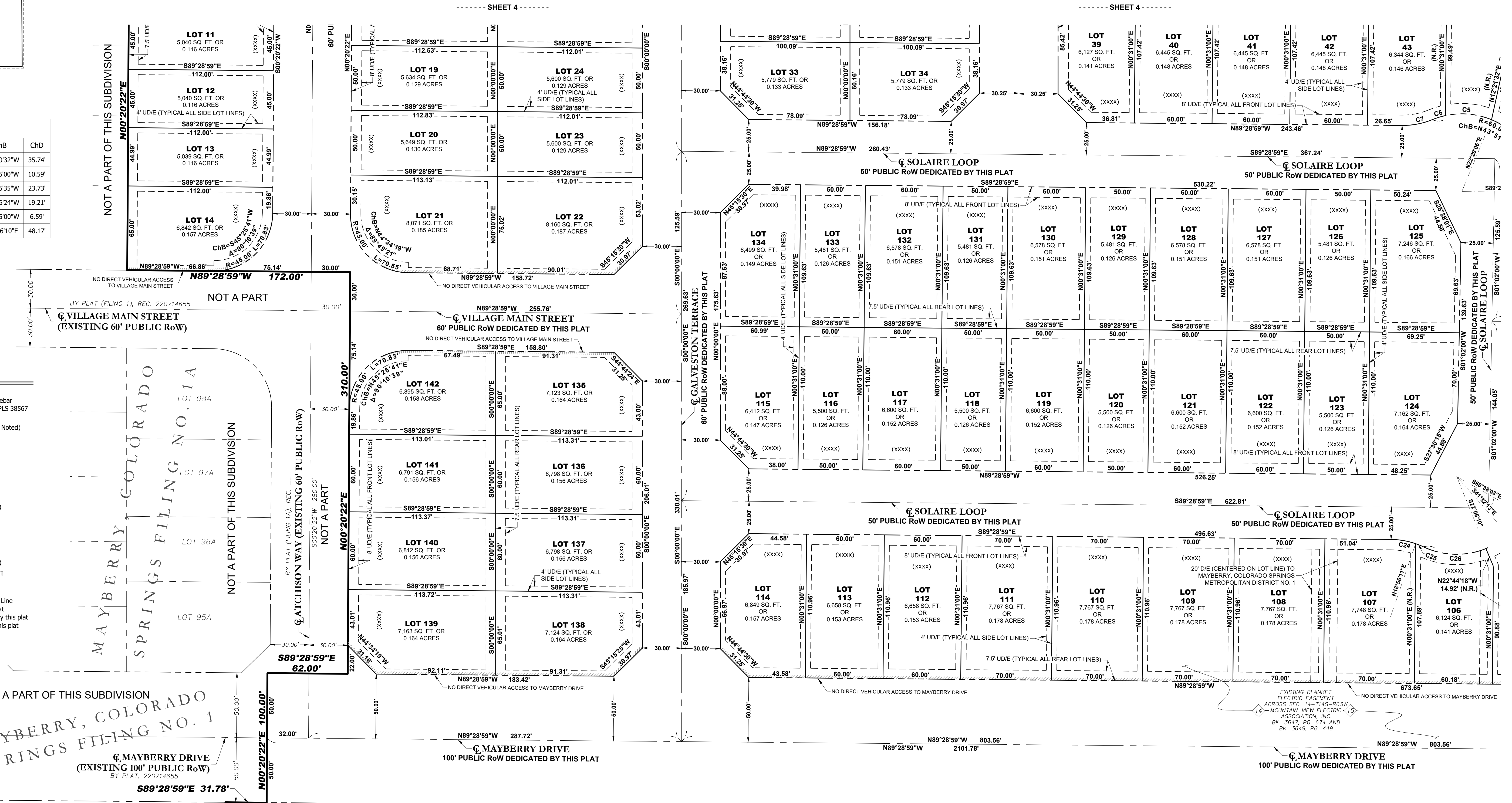
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison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

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**
- 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 (N.R.) Delta (Interior Angle)
 - UD/E Utility and Drainage Easement dedicated by this plat
 - (C) Calculated
 - (P) Platted
 - (###) Address (See Plat and Subdivision Note 8 on sheet 1)
 - Title Commitment Schedule BII item as listed on sheet 1
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GENERAL NOTES
1. See sheet 1 for General Notes

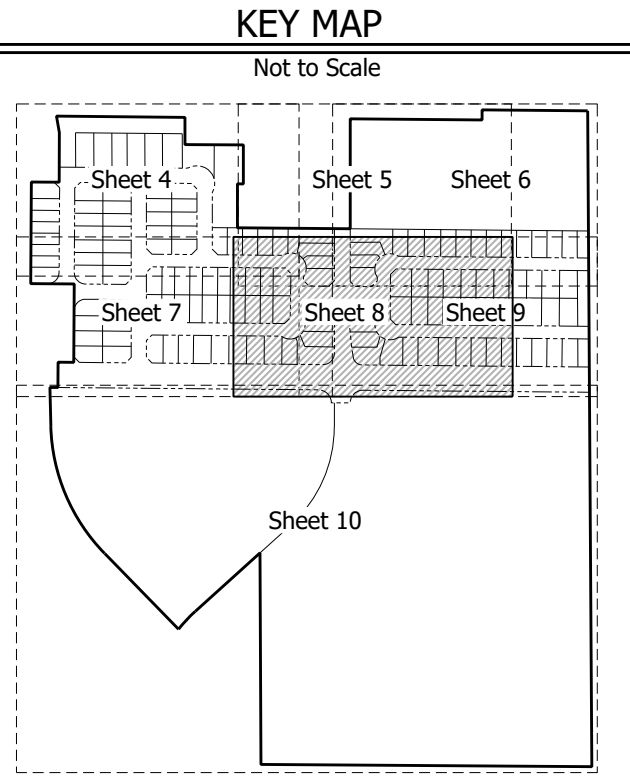
R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
WWW.RRENGINEERS.COM

REVISIONS	File No. MC21194-TP-103
9/1/2022 Revised per county and owner comments	Date Drawn 5/20/2022
Drawn By DD	Checked By MAG
Job No. MC21194	

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

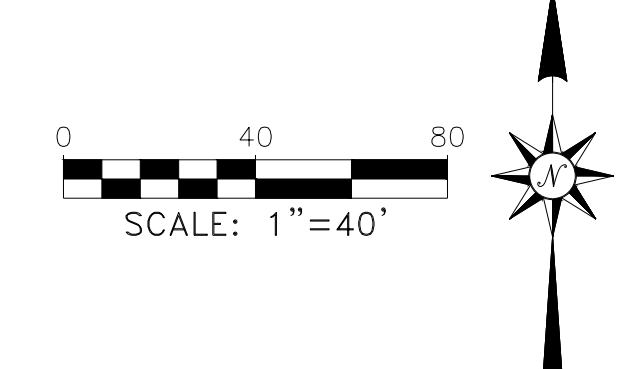
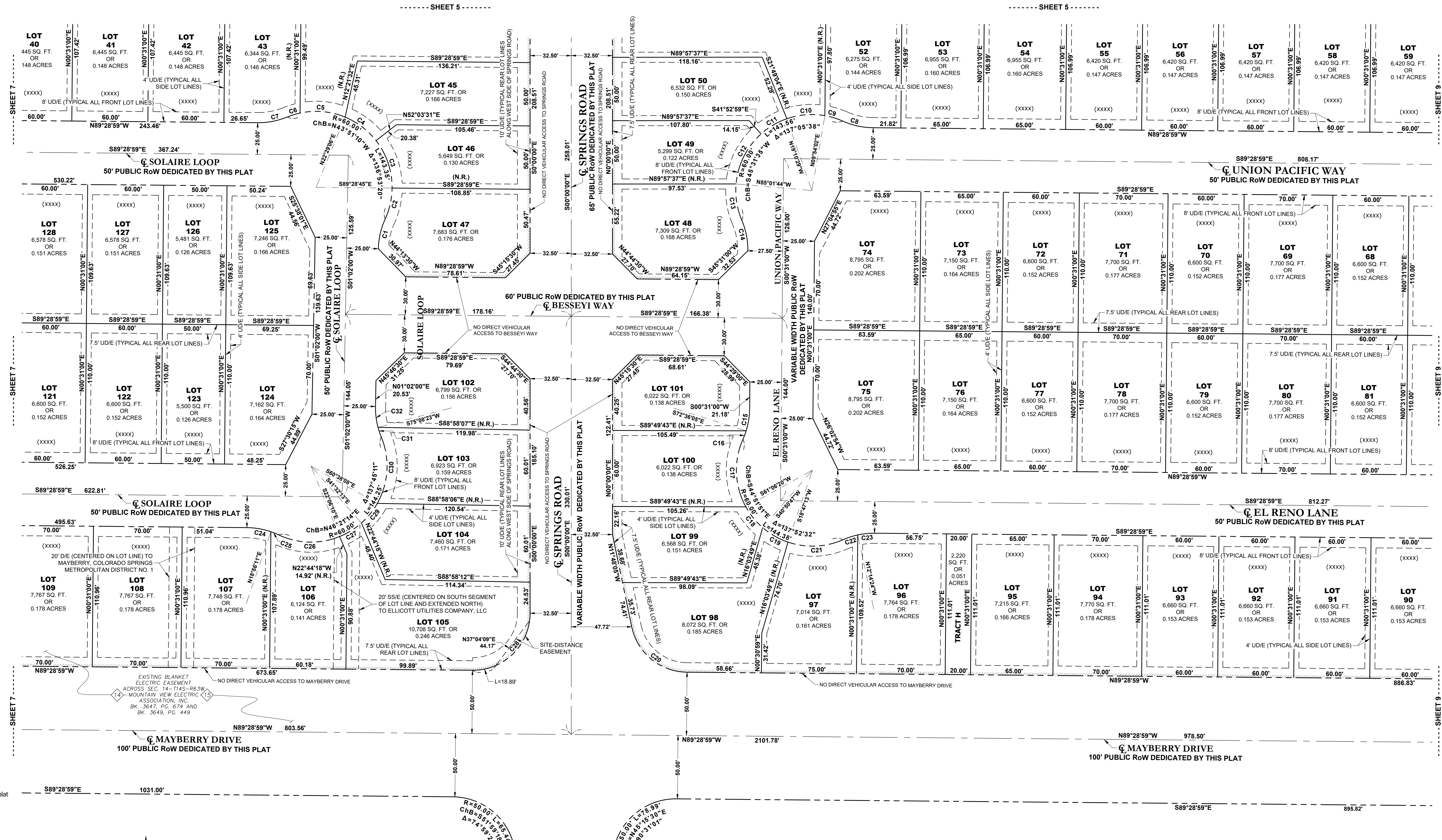
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison 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 #	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°59'15"	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'
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'
C20	45.00'	61.01'	77°40'54"	S50°38'32"E	56.44'
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)
⊙	Center Line
—	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
SSE	Sanitary Sewer Easement Dedicated by this plat
DIE	Drainage Easement Dedicated by this plat
(C)	Calculated
(P)	Platted
(##)	Address (See Plat And Subdivision Note 8 on sheet 1)
Ⓜ	Title Commitment Schedule BII item as listed on sheet 1
---	No Direct Vehicular Access
---	Exterior Subdivision Boundary Line
---	Lot Line established by this Plat
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---	Center Line
---	Existing Platted Lot Line
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---	Existing Easement Line



GENERAL NOTES

1. See sheet 1 for General Notes

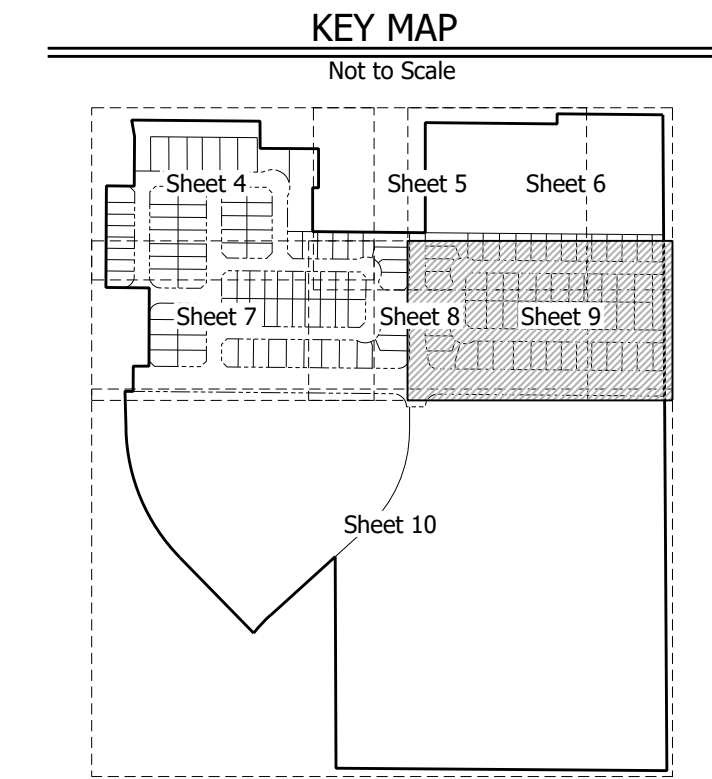
R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
WWW.RRENINEERS.COM

REVISIONS	
9/1/2022	Revised per county and owner comments
File No. MC21194-TP (P3)	Date Drawn 5/20/2022
Drawn By DD	Checked By MAG
Job No. MC21194	

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

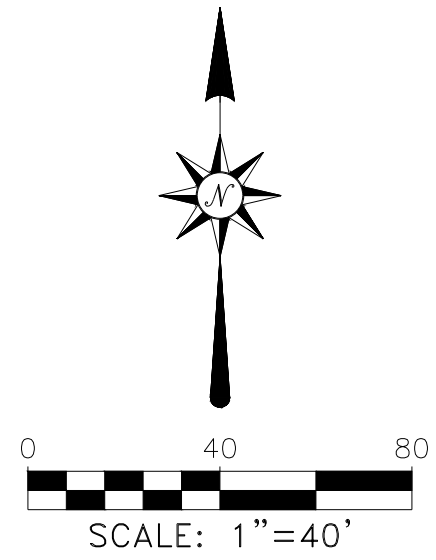
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison 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

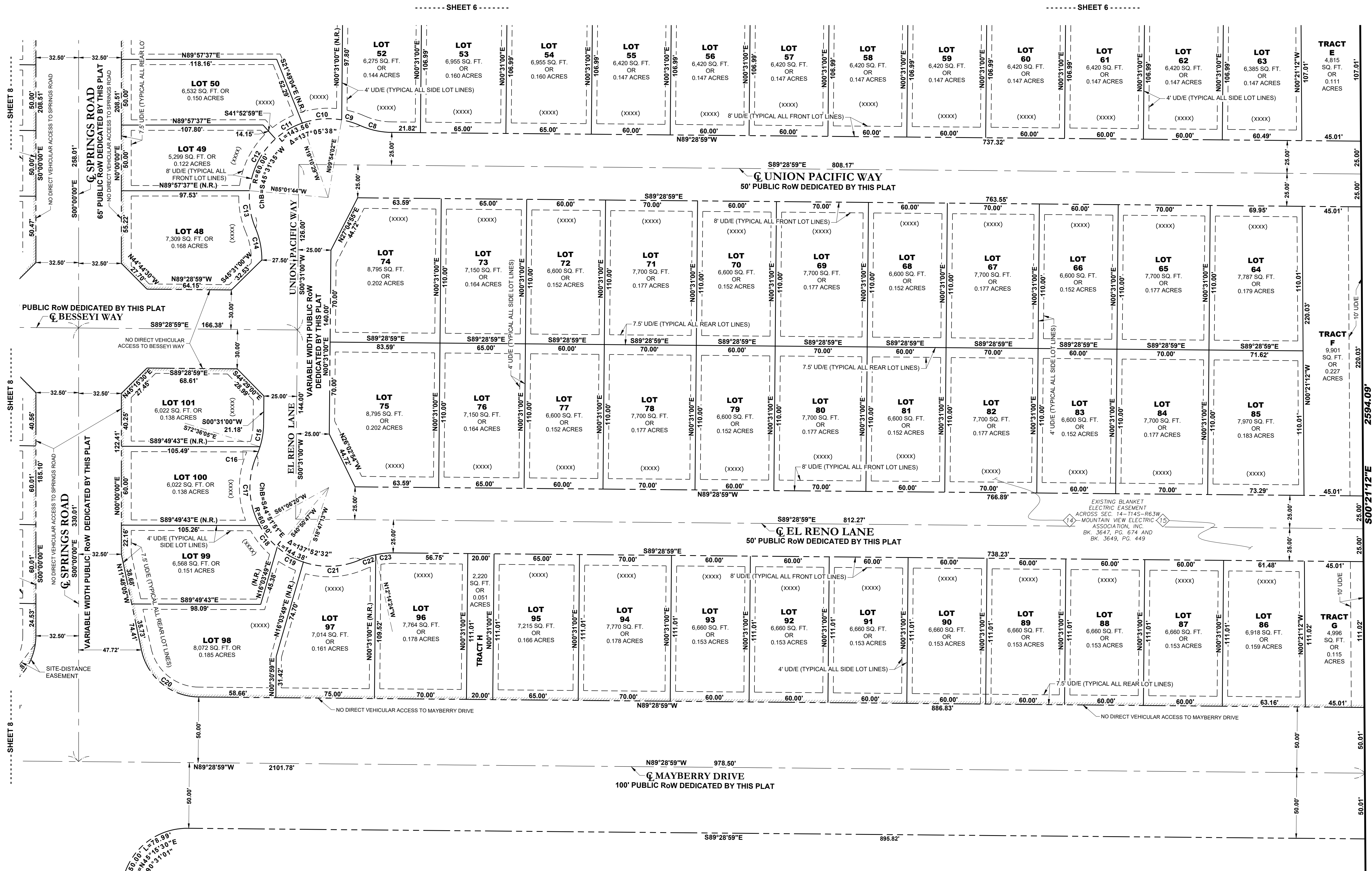


CURVE DATA TABLE				
CURVE #	R=	L=	ChB	ChD
C8	60.00'	24.67'	23°33'23"	N77°42'18"W 24.49'
C9	60.00'	14.84'	14°10'22"	N73°00'47"W 14.80'
C10	60.00'	30.45'	29°04'31"	S85°21'46"W 30.12'
C11	60.00'	23.78'	22°42'30"	S59°28'16"W 23.62'
C12	60.00'	45.18'	43°08'45"	S26°32'38"W 44.12'
C13	60.00'	29.31'	27°59'30"	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'	42°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"	N8°57'28"E 22.96'
C20	45.00'	61.01'	77°40'54"	S50°38'32"E 56.44'
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'

GENERAL NOTES
1. See sheet 1 for General Notes



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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ChB	Chord Bearing
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Δ	Delta (Interior Angle)
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UNPLATTED

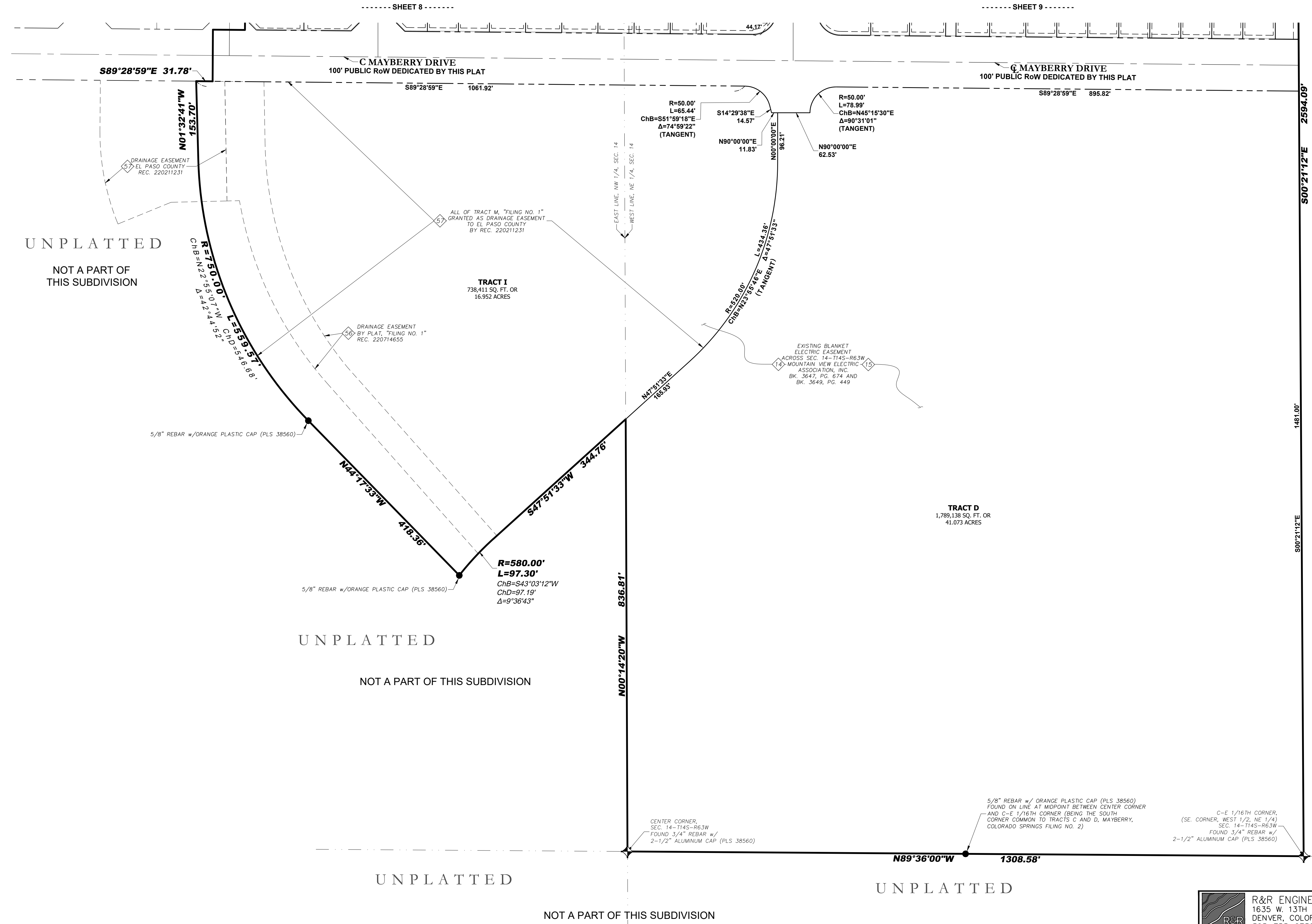
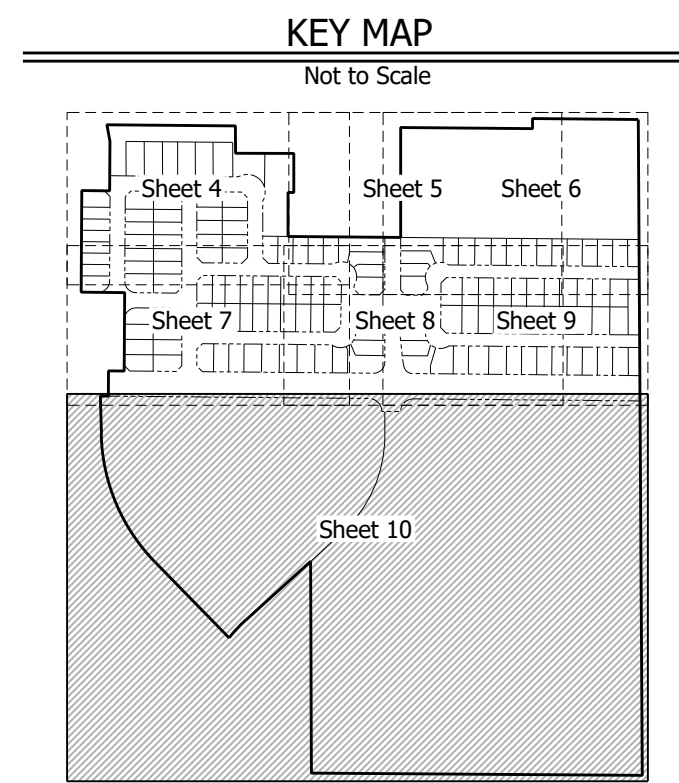
NOT A PART OF THIS SUBDIVISION

	R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENGINEERS.COM	
	REVISIONS 9/1/2022 Revised per county and owner comments	File No. MC21194-TP (P3) Date Drawn 5/20/2022 Drawn By DD Checked By MAG Job No. MC21194

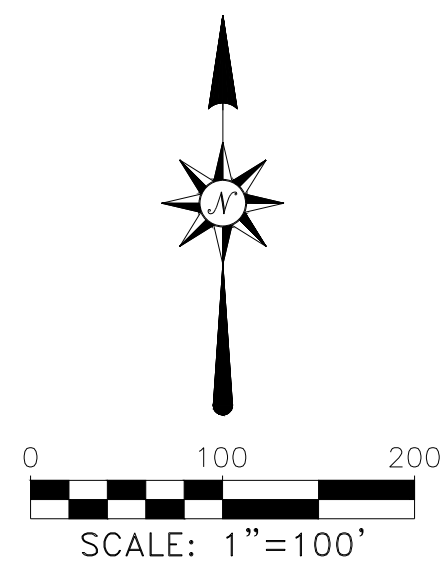
Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

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,
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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



GENERAL NOTES
1. See sheet 1 for General Notes



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

REVISIONS		File No. MC21194-TP 103
9/1/2022	Revised per county and owner comments	Date Drawn 5/20/2022
		Drawn By DD
		Checked By MAG
		Job No. MC21194

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9/1/2022 9:42am Plotted by ddslp P:\MC21194_Mayberry Master Platted Community Surveying\CAD Drawings\RB Drawings\MC21194-TP_103.dwg