

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

**SUBDIVISION BOUNDARY DESCRIPTION**

A tract of land being part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, a subdivision of land in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian, in the County of El Paso, State of Colorado, the plat of said subdivision recorded December 23, 2020 as Reception Number 220714655 in the Office of the El Paso Clerk and Recorder,  
AND

All of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2, a subdivision of land in the North Half of said Section 14, the plat of said subdivision recorded March 10, 2021 as Reception Number 221714698 in said Clerk and Recorder's Office,  
AND

That part of Springs Road Right-of-Way lying South of the most southerly South line of said Tract A extended westerly and that part of Village Main Street Right-of-Way lying South of said Tract B, East of the East line of said Atchison Way extended northerly,  
All together more particularly described as follows:

Commencing at the North Quarter-corner of said Section 14 monumented by a found rebar with a 2 inch aluminum cap marked "U.P. & E. PLS 11624 1999" in a monument box, from whence the Northeast corner of said Section 14, monumented by a found 3/4 inch square bar in a monument box, bears South 89° 44' 50" East as shown on said plats, a distance of 2606.58 feet, being the North line of the Northeast Quarter of said Section 14, and all bearings herein are relative thereto; thence South 89° 44' 50" East 1303.29 on said North line; thence South 00° 21' 12" East 39.54 feet to a 5/8 inch rebar with a yellow, broken, illegible cap found on the Northeast corner of said Tract D and the POINT OF BEGINNING of the tract of land herein described; Thence continuing South 00° 21' 12" East 2594.09 feet on the East line of said Tract D, being coterminous with the East line of the West Half of said Northeast Quarter, to a 3/4 inch rebar with a 2-1/2 inch aluminum cap marked "RAMPART PLS 38560 2019" found on the Southeast corner of said Tract D, also being the Southeast corner of said West Half; Thence North 89° 36' 00" West 1308.58 feet on the South line of said Tract D and the South line of said Tract C, being coterminous with the South line of said West Half, to a 3/4 inch rebar with a 2-1/2 inch aluminum cap marked "RAMPART PLS 38560 2019" found on the Southwest corner of said Tract C, also being the Center corner of said Section 14; Thence North 00° 14' 20" West 836.81 feet on the West line of said Tract C, being coterminous with the West line of said Northeast Quarter, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the intersection of said West line with the Southeast line of said Tract M; Thence South 47° 51' 33" West 344.76 feet on said Southeast line to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the beginning of a tangent curve concave southeasterly; Thence southwesterly on said curve continuing on said Southeast line an arc length of 97.30 feet, said curve having a radius of 580.00 feet, a chord bearing of South 43° 03' 13" West, a chord distance of 97.19 feet and an interior angle of 09° 36' 43", to a 5/8 inch rebar with an orange plastic cap marked "PLS 38560" found on the most southerly corner of said Tract M; Thence North 44° 17' 33" West 418.36 feet on the westerly line of said Tract M to a 5/8 inch rebar with an orange plastic cap marked "PLS 38560" found on the beginning of a tangent curve concave northeasterly; Thence northwesterly and northerly on said curve continuing on said westerly line an arc length of 559.57 feet, said curve having a radius of 750.00 feet, a chord bearing of North 22° 55' 07" West, a chord distance of 546.68 feet and an interior angle of 42° 44' 52", to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the point of tangency; Thence North 01° 32' 41" West 153.70 feet continuing on said westerly line of said Tract M to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the intersection of said westerly line with the South Right-of-Way line of Mayberry Drive established by the plat of said MAYBERRY, COLORADO SPRINGS FILING NO. 1; Thence South 89° 28' 59" East 31.78 feet on said South Right-of-Way line, being coterminous with said westerly line, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the Southeast corner of said Mayberry Drive; Thence North 00° 20' 22" East 100.00 feet continuing on said westerly line of Tract M to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the South Right-of-Way line of Atchison Way established by the plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1A, said plat recorded July 22, 2022 as Reception Number 222714990 in said Clerk and Recorder's office; Thence South 89° 28' 59" East 62.00 feet on said South Right-of-Way line to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the Southeast corner of said Atchison Way Right-of-Way; Thence North 00° 20' 22" East 310.00 feet on the East Right-of-Way line of said Atchison way and its northerly extension, being 2.97 feet West of (as measured perpendicular to) the most northerly East line of said Tract M, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the intersection of said northerly extension with the South line of said Tract B; Thence North 89° 28' 59" West 172.00 feet on said South line of Tract B to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the Southwest corner of said Tract B; Thence on the line segments of the westerly line of said Tract B the following 4 courses and distances: 1) North 00° 20' 22" East 401.73 feet to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on a corner of said westerly line of Tract B; 2) Thence South 89° 28' 59" East 110.00 feet to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on a corner of said westerly line of Tract B; 3) Thence North 00° 20' 22" East 196.27 feet to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on a corner of said Westerly line of Tract B; 4) Thence North 10° 04' 50" West 66.13 feet to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the Northwest corner of said Tract B; Thence South 89° 28' 59" East 507.84 feet on the North line of said Tract B to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the most northerly Northeast corner of said Tract B; Thence on the northerly and easterly line segments of said Tract B the following 5 courses and distances: 1) South 00° 14' 20" East 107.84 feet to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on a corner of said Tract B; 2) Thence South 89° 44' 49" East 230.82 feet to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on a corner of the westerly line of Lot 1, said MAYBERRY, COLORADO SPRINGS FILING NO. 2; 3) Thence South 00° 00' 00" East 154.51 feet to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set at a point on the North line of Lot 2, said MAYBERRY, COLORADO SPRINGS FILING NO. 2; 4) Thence North 89° 28' 59" West 23.35 feet to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the Northwest corner of said Lot 2; 5) Thence South 00° 00' 00" East 173.74 feet to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the Southwest corner of said Lot 2; Thence South 89° 28' 59" East 445.91 feet on the most easterly segment of the North line of said Tract B, being coterminous with the South lines of said Lot 1 and Lot 3, said MAYBERRY, COLORADO SPRINGS FILING NO. 1, and its easterly extension, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the Southwest corner of said Tract A, also being a point on the East Right-of-Way line of Springs Road established by the plat of said MAYBERRY, COLORADO SPRINGS FILING NO. 1; Thence North 00° 00' 00" East 435.02 feet on the West line of said Tract A, being coterminous with said East Right-of-Way line, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the Northwest corner of said Tract A; Thence South 89° 28' 55" East 521.29 feet on the North line of said Tract A to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the Northeast corner of said Tract A, being a point on the West line of said Tract D; Thence North 00° 00' 00" East 40.00 feet on said West line to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the Northwest corner of said Tract D; Thence South 89° 28' 49" East 418.15 feet on the North line of said Tract D to the POINT OF BEGINNING, said tract containing 4,610,804 square feet or 105.85 acres, more or less.

**OWNER'S CERTIFICATE**

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots,streets and easements as shown hereon under the name and subdivision of "MAYBERRY, COLORADO SPRINGS FILING NO. 3". All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Mayberry Communities, LLC, a Colorado limited liability company

State of \_\_\_\_\_ )  
 )SS  
County of \_\_\_\_\_ )

By: \_\_\_\_\_ This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by R. Randy Goodson, as President of Mayberry Communities, LLC, a Colorado limited liability company.

Witness my hand and official seal

\_\_\_\_\_, My commission expires \_\_\_\_\_  
Notary Public

**LENDER'S CERTIFICATE**

Corundum Partners Investments, LLC, a Delaware corporation  
by Corundum Partners, Inc., a Minnesota corporation,  
its Managing Member

By: \_\_\_\_\_  
Justin Leveille, Vice President

Witness my hand and official seal

\_\_\_\_\_, My commission expires \_\_\_\_\_  
Notary Public

**APPROVALS**

**PCD DIRECTOR CERTIFICATE**

This plat of "MAYBERRY, COLORADO SPRINGS FILING NO. 3" was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ subject to any notes or conditions specified hereon. Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plats recorded in the Office of the El Paso County Clerk and Recorder, Reception Nos. 220714655 and 221714698.

Planning and Community Development Director

Date

**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. 220211231.  
- 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.

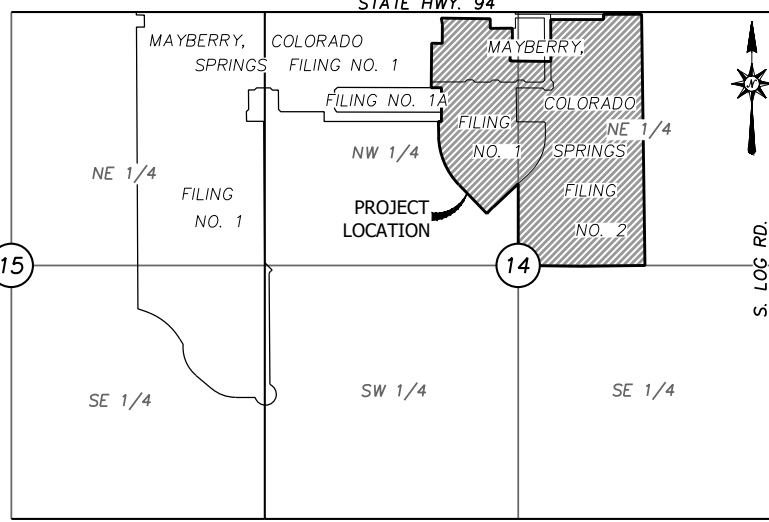
**PLAT AND SUBDIVISION NOTES**

1. **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.
2. **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, from the Lots adjoining said streets, roads, drives and ways, is hereby restricted.
3. **EASEMENTS HEREBY DEDICATED:** *Unless otherwise indicated*, all side lot lines 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 hereon 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 8 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.
4. Ellicott Utilities Company, LLC will have overall maintenance and operation responsibility to provide water and wastewater services.
5. 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.
6. 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.
7. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
8. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
9. No driveway shall be established unless an access permit has been granted by El Paso County.
10. 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.
11. 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).
12. 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.
13. 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.
14. 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. 22196550, 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 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 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.

**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 SCB55104353-2 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.

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| 9. Book A at Page 784;<br>10. Book 350 at Page 274;<br>11. Book 526 at Page 436;<br>12. Book 3260 at Page 701;<br>13. Book 3527 at Page 176;<br>14. Book 3647 at Page 674 (plotted);<br>15. Book 3649 at Page 449 (plotted);<br>16. Book 3718 at Page 812;<br>17. Reception No. 9701557;<br>18. Reception Nos. 98165898,<br>204006312, 204006313, 204053279,<br>204053279, 208100005, 208100007,<br>213038017, 213038197, 204190085<br>and 204190086;<br>19. Reception No. 201019028;<br>20. Reception No. 201021723;<br>21. Reception No. 201034352;<br>22. Reception No. 201173795;<br>23. Reception No. 202050995;<br>24. Reception No. 202050996;<br>25. Reception No. 202092688;<br>26. Reception No. 203138552 (plotted,<br>released/vacated by this plat); | 27. Reception No. 203138553 (plotted,<br>released/vacated by this plat);<br>28. Reception No. 203139554 (plotted,<br>released/vacated by this plat);<br>29. Reception No. 204006308 (plotted,<br>released/vacated by Reception No. _____);<br>30. Reception No. 204015159;<br>31. Reception No. 204043959;<br>32. Reception No. 204045661;<br>33. Reception No. 204061415 (plotted,<br>released/vacated by this plat);<br>34. Reception No. 204189404;<br>35. Reception No. 204189405;<br>36. Reception No. 205012856 (plotted,<br>released/vacated by this plat);<br>37. Reception No. 206029706;<br>38. Reception Nos. 206098620,<br>20701700;<br>39. Reception Nos. 206149054,<br>206149055;<br>40. Reception No. 206165180;<br>41. Reception No. 206165181; | 42. Reception No. 206165182;<br>43. Reception No. 209043451 (plotted,<br>lies within Hwy. 94 Right-of-Way);<br>44. Reception No. 214003507;<br>45. Reception No. 214018538;<br>46. Reception No. 214030731;<br>47. Reception No. 214038069;<br>48. Reception No. 214117420;<br>49. Reception No. 216114888;<br>50. Reception Nos. 217150656,<br>217151050;<br>51. Reception Nos. 219085337,<br>219087971, 21992656, 21997309;<br>52. Reception No. 219140179;<br>53. Reception No. 219146540;<br>54. Reception No. 219154809;<br>55. Reception Nos. 22088380,<br>220139219, 220140324<br>56. Reception No. 220714655 (Plat of<br>MAYBERRY, COLORADO SPRINGS<br>FILING NO. 1 -easements and portions<br>of Right-of-Ways released/vacated by<br>this plat, plotted);<br>57. Reception No. 220211231 (plotted,<br>some portions released/vacated by this<br>plat, some portions remain);<br>58. Reception No. 220211232;<br>59. Reception No. 220212002;<br>60. Reception No. 220213263;<br>61. Book 120 at Page 254 (duplicate<br>of item 52);<br>62. Reception No. 22134250;<br>63. Reception No. 22147142;<br>64. Reception No. 221714698 (Plat of<br>MAYBERRY, COLORADO SPRINGS<br>FILING NO. 2 -easements and portions<br>of Right-of-Ways released/vacated by<br>this plat, plotted);<br>65. Reception No. 22160199;<br>66. Reception Nos. 22185482,<br>22185463, 22185476, 84578, 84568,<br>22184919;<br>67. Reception No. 22186550;<br>68. Reception Nos. 22186552,<br>22186553;<br>69. Reception No. 22149080. |
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**GENERAL NOTES**

1. **NOTICE:** Pursuant to Colorado Revised Statutes Title 13, Article 80, Section 105 (C.R.S. § 13-80-105) - You must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508.
3. Existing ownership and deed of record for this property: Mayberry Communities, LLC (P.O. Box 675725, Rancho Santa Fe, CA 92067 | Ph: 719-426-7810) by Reception No. 221140101 (Parcel H) recorded July 22, 2021.
4. 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 and a ground distance of 2606.58 feet as shown on the recorded plats of MAYBERRY, COLORADO SPRINGS FILING NO. 2 recorded as Reception No. 220714655 and as shown on MAYBERRY, COLORADO SPRINGS FILING NO. 2 recorded as Reception No. 221714698, monumented at each end as shown on sheet 2 of this plat. 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 observations as check shots. The resulting locations were scaled to ground distance using a prismatic formula, then compared to other found monuments within and/or along the subdivision perimeter and were found to be within acceptable parameters to hold the bearing and distance between said corners as platted.
5. On the map sheets of this plat, references of "FILING NO. 1" refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1 (Reception No. 220714655), references of "FILING 1A" refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1A (Reception No. 222714990), and references of "FILING NO. 2" refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2 (Reception No. 221714698).
6. Linear units shown are U.S. Survey Feet.
7. No offset monuments are to be set in conjunction with this plat.

**SURVEYOR'S CERTIFICATE**

I, Mark A. Gabert, 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 August 31, 2021, 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 and all applicable provisions of the El Paso County Land Development Code.

I attest the above this \_\_\_\_ day of \_\_\_\_\_, 2022.

Mark A. Gabert, P.L.S. Colorado Registered PLS# 38567  
For and on behalf of R&R Engineers-Surveyors, Inc.

**RECORDING**

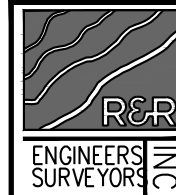
I hereby certify that this instrument was filed in my office on this \_\_\_\_ day of \_\_\_\_\_, 2022 A.D. and recorded as Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

By: \_\_\_\_\_

**FEES**

School: \_\_\_\_\_  
Parks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Drainage: \_\_\_\_\_  
Bridge: \_\_\_\_\_

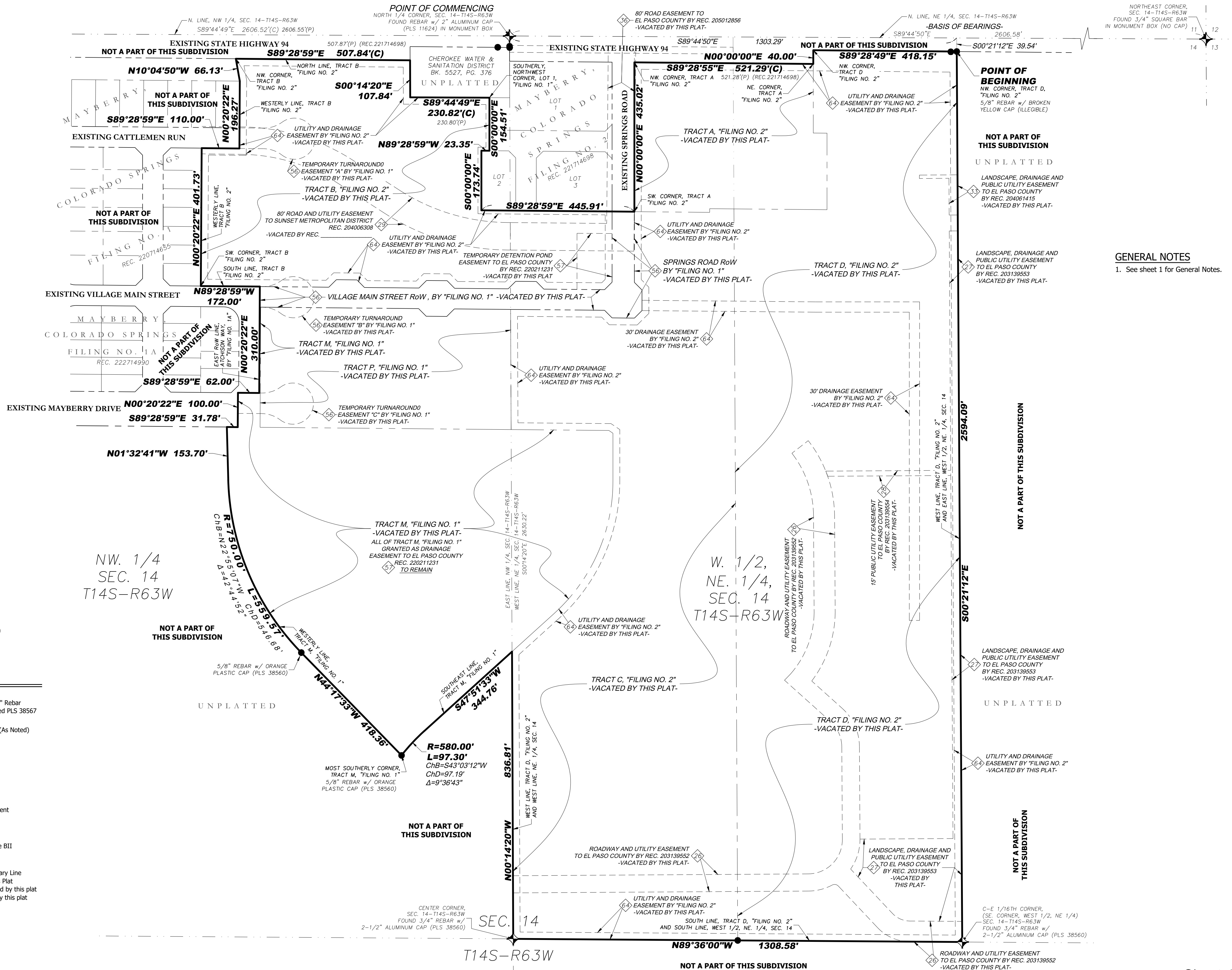
El Paso County PCD File No: SF2219

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

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

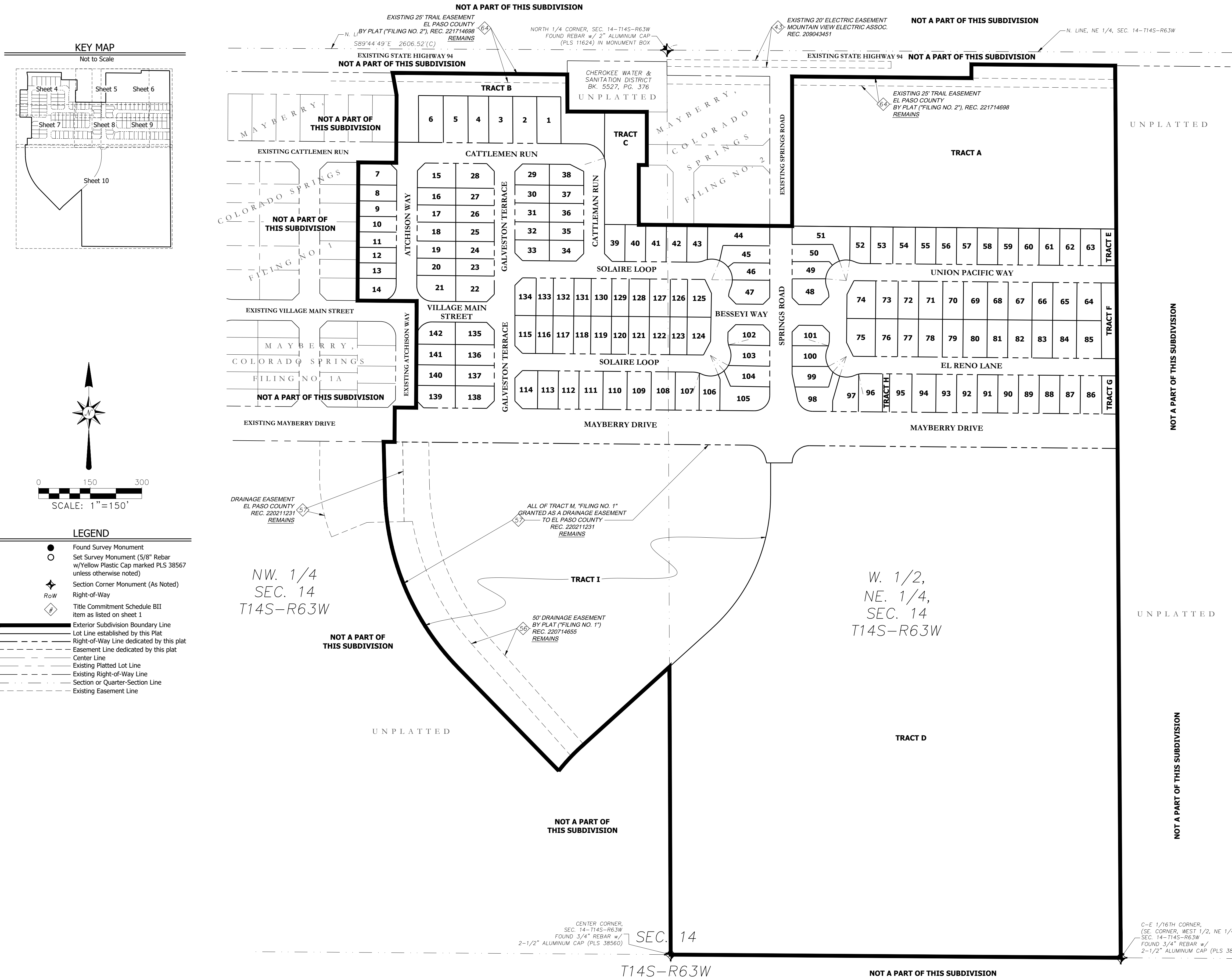




Final Plat of  
**MAYBERRY, COLORADO SPRINGS FILING NO. 3**

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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

**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      |

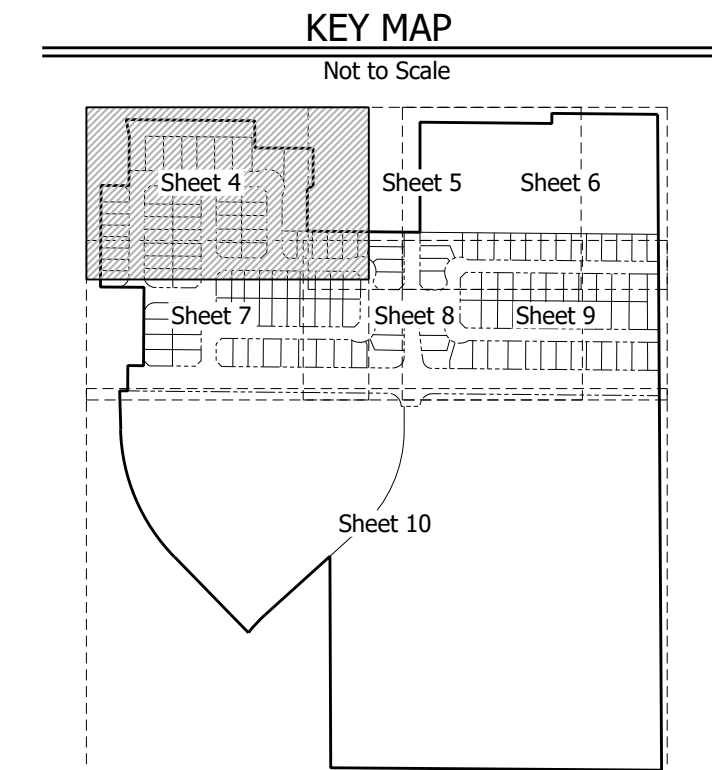
**R&R ENGINEERS-SURVEYORS, INC.**  
1635 W. 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
303-753-6730  
WWW.RRENGINEERS.COM

| REVISIONS |                                       | File No. MC21194-TP.FIG3 |
|-----------|---------------------------------------|--------------------------|
| 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,  
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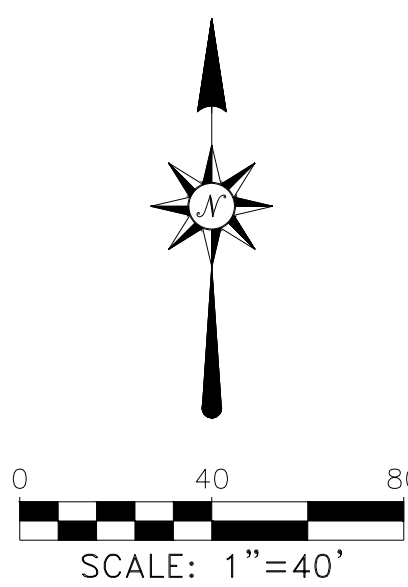
**LOT AND TRACT DETAIL**



| 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' |

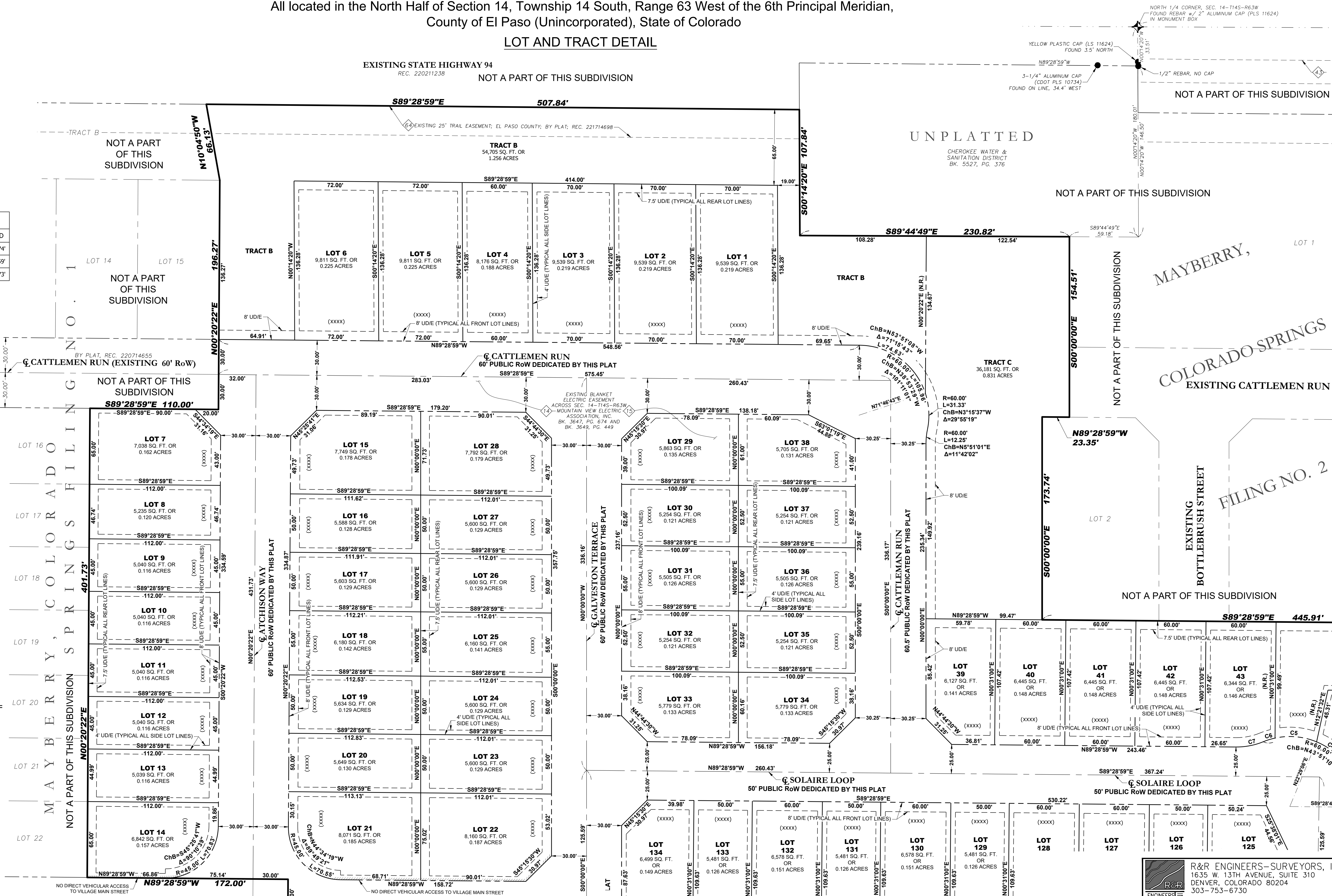
**GENERAL NOTES**

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
- RoW Right-of-Way
- R= Arc Radius
- L= Arc Length
- 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)
- Item as listed 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



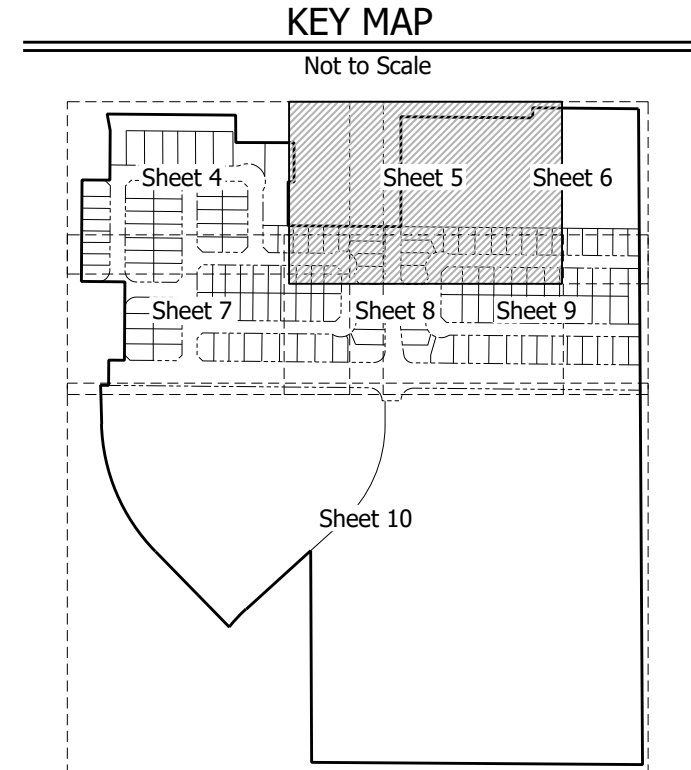
**R&R ENGINEERS-SURVEYORS, INC.**  
1635 W. 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
303-753-6730  
WWW.RRENGINEERS.COM

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

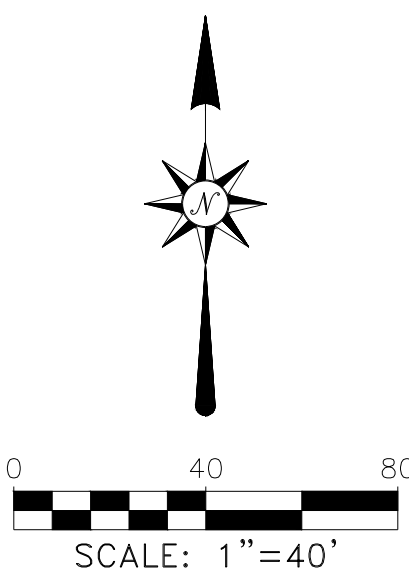
**LOT AND TRACT DETAIL**



| CURVE DATA TABLE |        |        |           |             |        |
|------------------|--------|--------|-----------|-------------|--------|
| CURVE #          | R=     | L=     | Δ         | ChB         | ChD    |
| 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' |

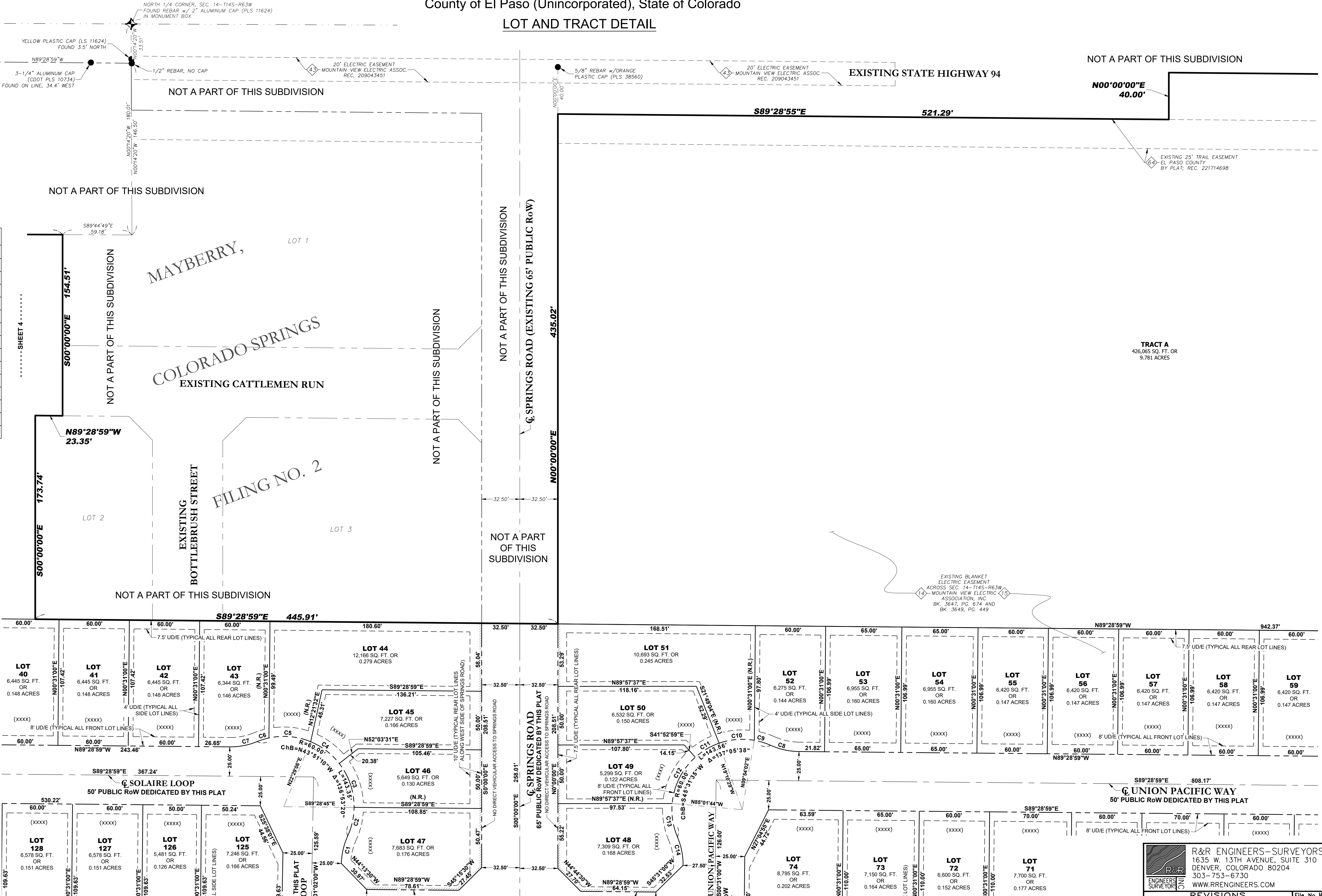
**GENERAL NOTES**

- 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
- Arc Length
- Chord Bearing
- Chord Distance
- Delta (Interior Angle)
- Not Radial (to intersecting arc)
- Utility and Drainage Easement dedicated by this plat
- Calculated
- 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  
WWW.RRENGINEERS.COM

| REVISIONS |                                       | File No. MC21194-F103 |
|-----------|---------------------------------------|-----------------------|
| 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

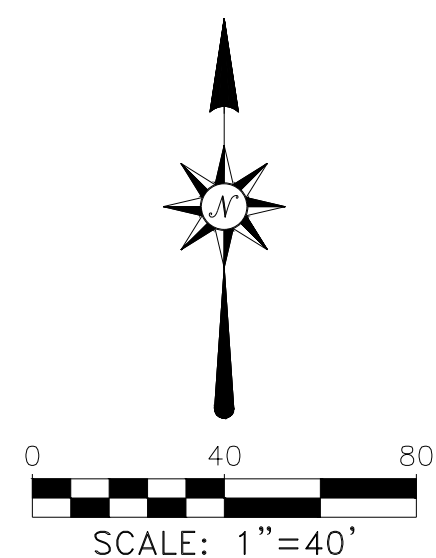
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison Way,

## LOT AND TRACT DETAIL

| CURVE DATA TABLE |        |        |           |             |        |  |
|------------------|--------|--------|-----------|-------------|--------|--|
| CURVE #          | R=     | L=     | $\Delta$  | ChB         | ChD    |  |
| C8               | 60.00' | 24.67' | 23°33'23" | N7°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" | S90°1'29"E  | 29.01' |  |
| C14              | 60.00' | 24.56' | 23°32'28" | S11°17'30"E | 24.39' |  |

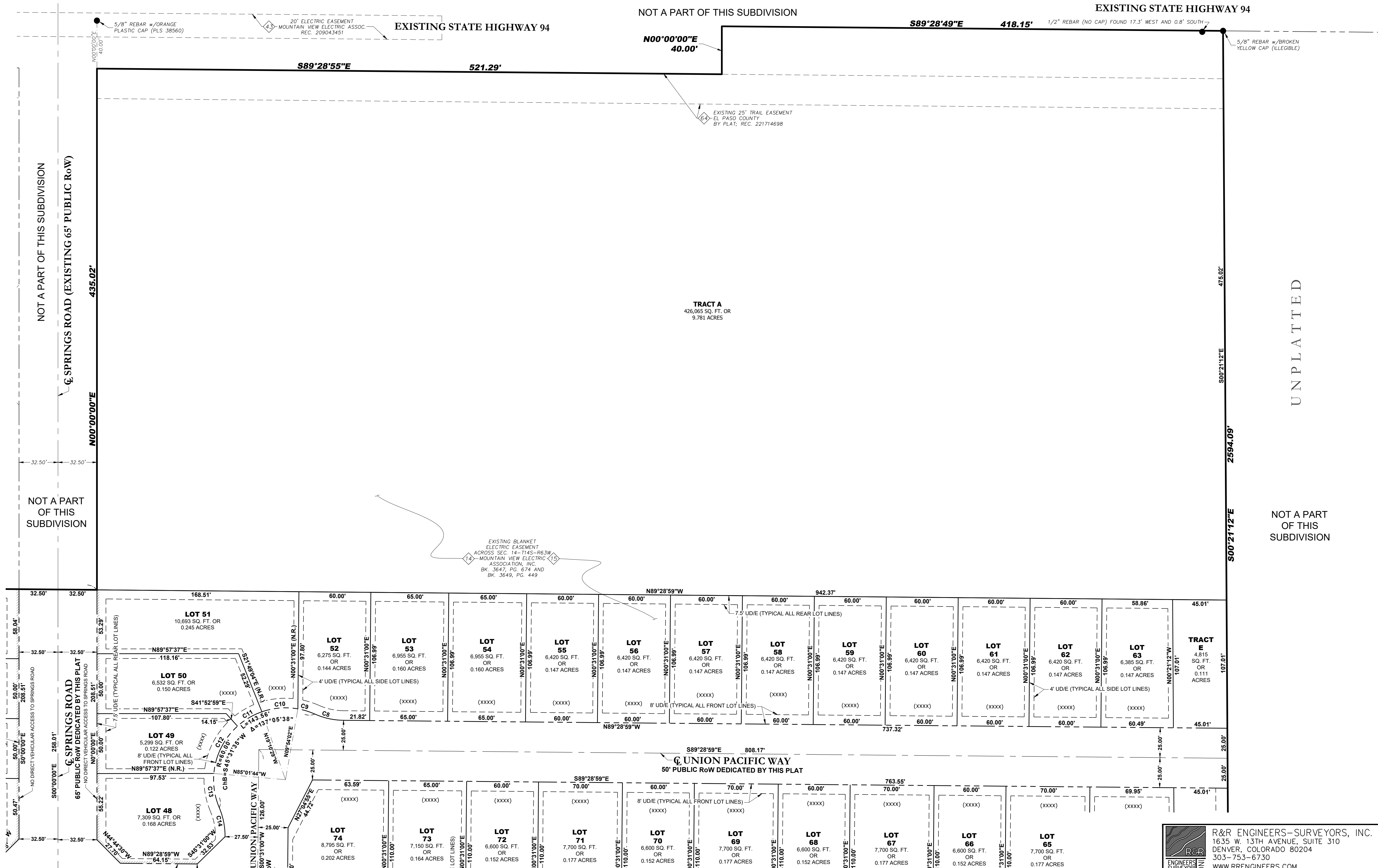
## GENERAL NOTES

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   |
| R <sub>o</sub> L | 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   |
| _____            | Existing Right-of-Way Line  |
| _____            | Existing Easement Line  |



UNPLATTED

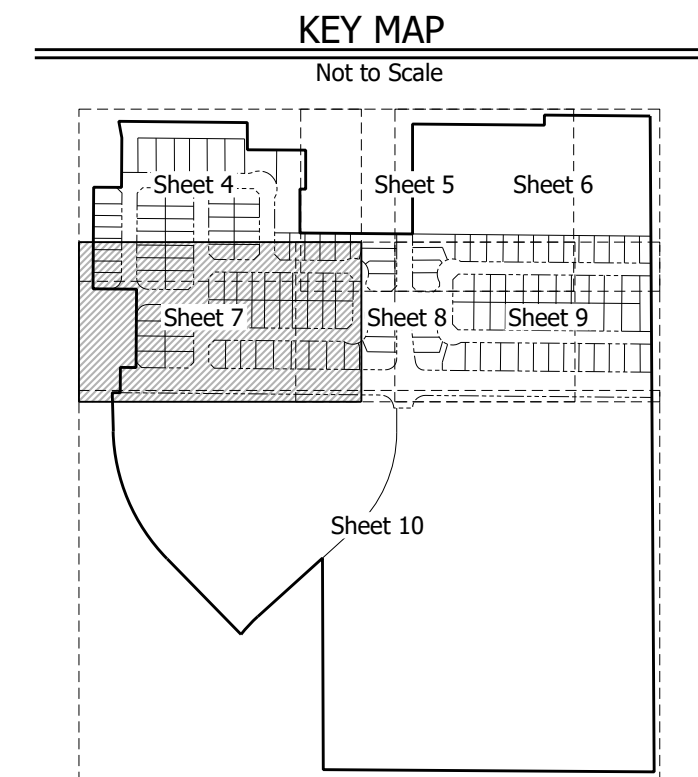
NOT A PART  
OF THIS  
SUBDIVISION

|   |  |   |
|---|--|---|
| <br><b>R&amp;R</b><br><b>ENGINEERS-SURVEYORS</b> | <b>R&amp;R ENGINEERS-SURVEYORS, INC.</b><br>1635 W. 13TH AVENUE, SUITE 310<br>DENVER, COLORADO 80204<br>303-753-6730<br><a href="http://WWW.RRENGINEERS.COM">WWW.RRENGINEERS.COM</a> |   |
|   | <b>REVISIONS</b>   |   |
| 9/1/2022  | Revised per county and owner comments  | File No. <b>MC21194-FP</b><br>Date Drawn <b>5/20/2022</b><br>Drawn By <b>DL</b><br>Checked By <b>MA</b><br>Job No. <b>MC21194</b> |

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

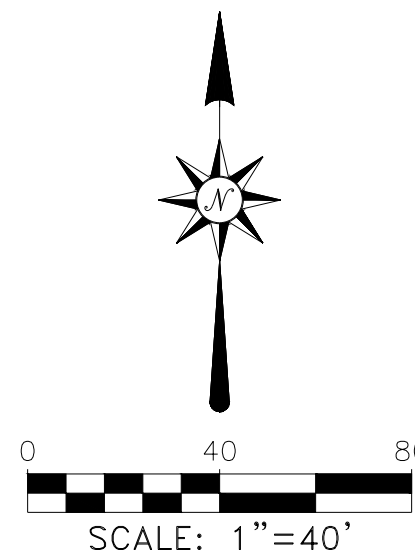
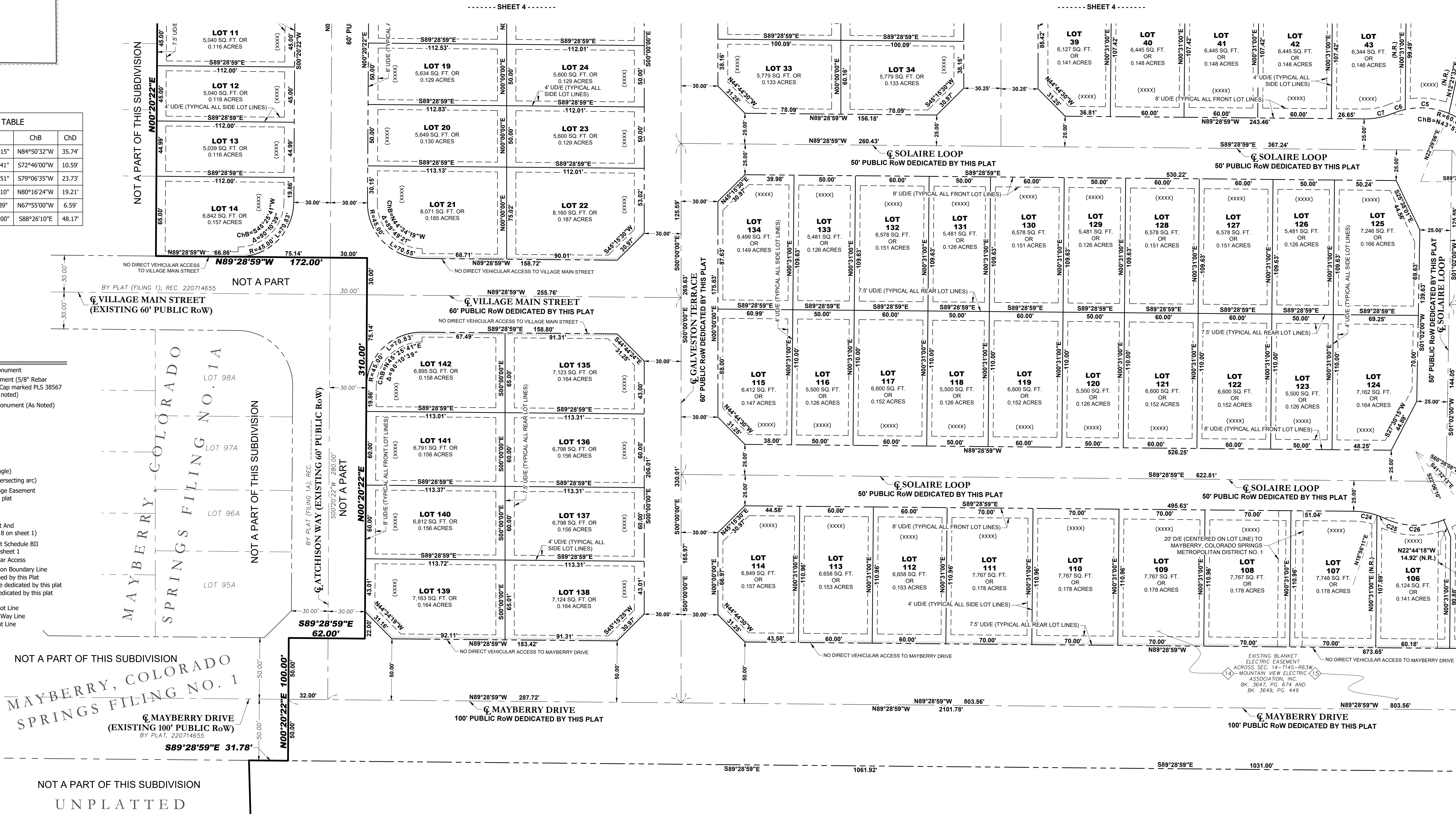
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison 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    |
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| 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   |
| RoW    | 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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| UD/E   | Utility and Drainage Easement dedicated by this plat  |
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| ⬢      | 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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**GENERAL NOTES**

1. See sheet 1 for General Notes

R&R ENGINEERS-SURVEYORS, INC.  
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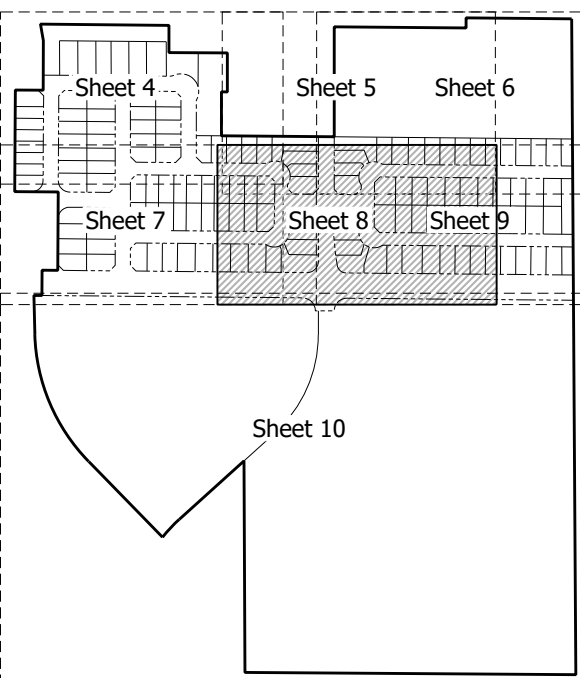
| REVISIONS |                                       | File No. MC21194-TP-F03 |
|-----------|---------------------------------------|-------------------------|
| 9/1/2022  | Revised per county and owner comments | Date Drawn 5/20/2022    |
|           | Drawn By                              | DD                      |
|           | Checked By                            | MAG                     |
|           | Job No.                               | MC21194                 |
















## MAYBERRY, COLORADO SPRINGS FILING NO. 3

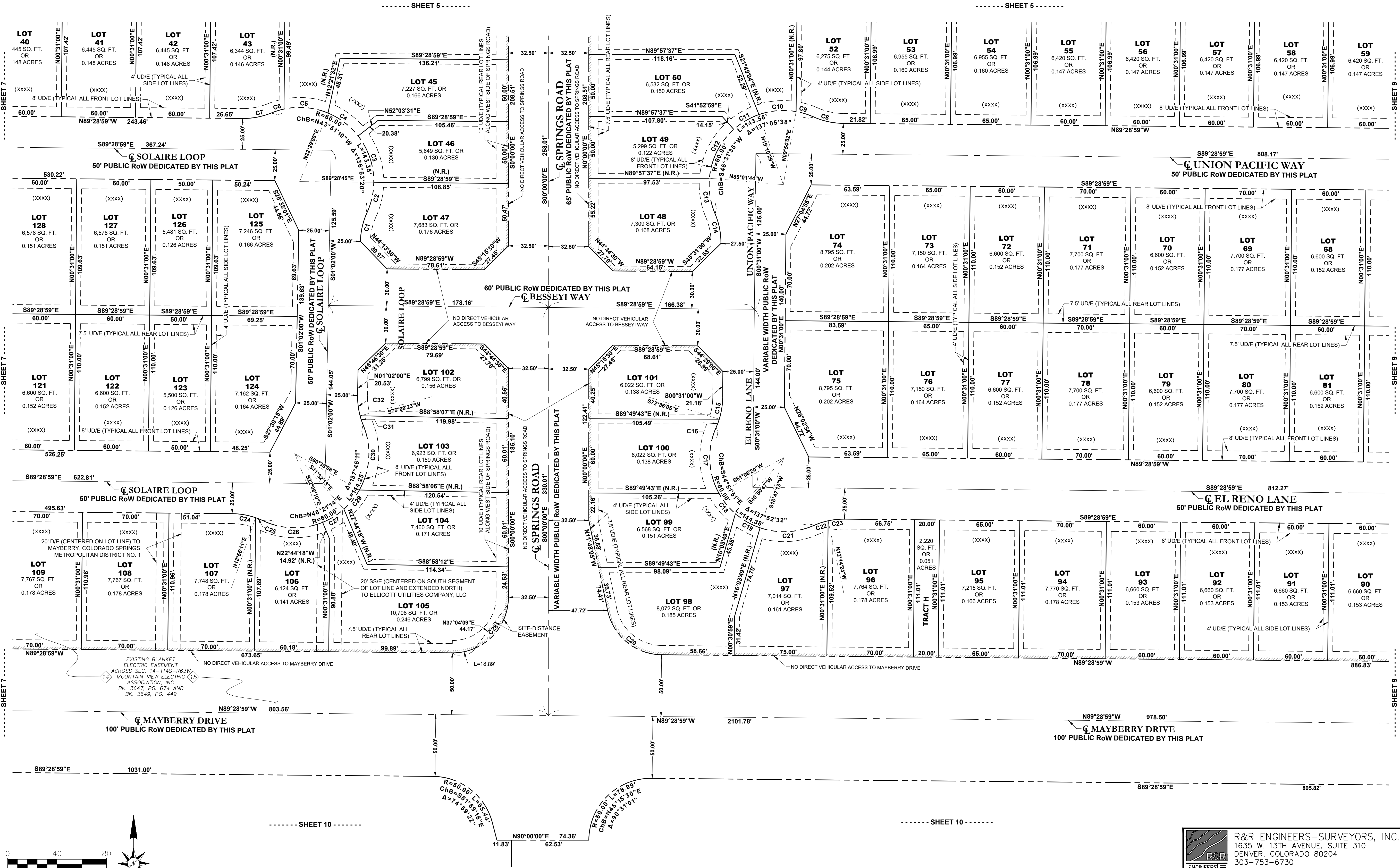
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## LOT AND TRACT DETAIL




| CURVE DATA TABLE |        |        |           |             |        |
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| C13              | 60.00' | 29.31' | 27°59'30" | S9°01'29"E  | 29.02' |
| C14              | 60.00' | 24.56' | 23°27'28" | N11°17'30"E | 24.39' |
| C15              | 60.00' | 17.68' | 16°52'55" | N85°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 | 21.16' |
| C19              | 60.00' | 23.10' | 22°03'34" | S60°11'00"E | 22.90' |
| 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 | 43.59' |
| C22              | 60.00' | 11.13' | 11°13'34" | S71°58'44"W | 12.08' |
| 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              | 49.00' | 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 | 69.93' |
| C29              | 20.00' | 20.00' | 19°05'55" | N38°54'50"E | 19.93' |
| C30              | 60.00' | 54.34' | 51°53'13" | N3°25'16"E  | 52.50' |
| C31              | 8.00'  | 8.02'  | 7°39'44"  | S18°41'29"E | 8.02'  |
| C32              | 60.00' | 16.64' | 15°53'32" | S65°54'48"E | 16.59' |

|   |   |
|---|---|
|  | 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   |
| <i>R=</i> W   | Right-of-Way  |
| <i>R</i> =  | Arc Radius  |
| <i>L</i> =  | 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  |
| SS/E  | Sanitary Sewer Easement Dedicated by this plat  |
| D/E   | 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 Water 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  |



## GENERAL NOTES

1. See sheet 1 for General Notes

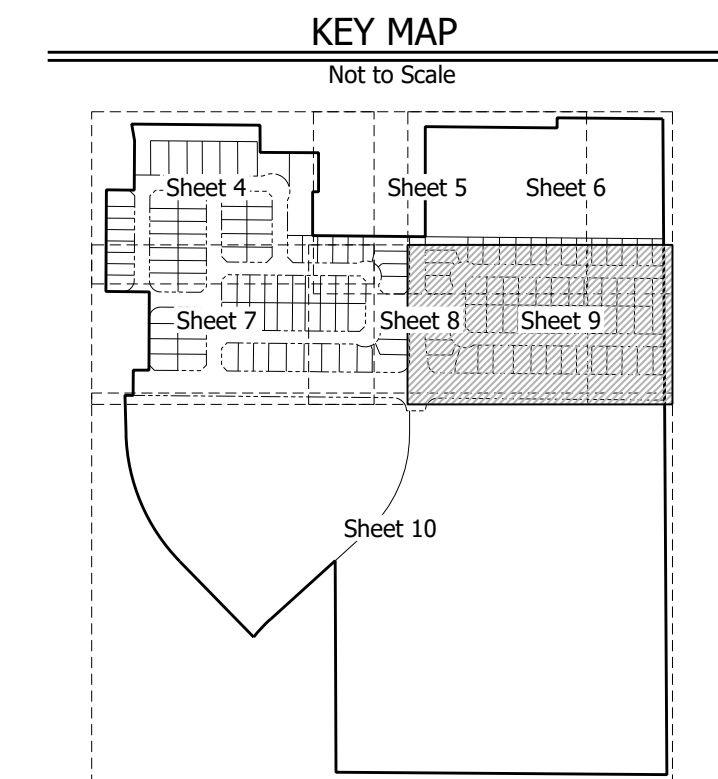
|   |  |   |
|---|--|---|
| <br><b>R&amp;R</b><br><b>ENGINEERS</b><br><b>SURVEYORS</b> | <b>R&amp;R ENGINEERS—SURVEYORS, INC.</b><br>1635 W. 13TH AVENUE, SUITE 310<br>DENVER, COLORADO 80204<br>303-753-6730<br>WWW.RRENGINERS.COM |   |
|   | <b>REVISIONS</b>   | File No. MC21194-TP.1163<br>Date Drawn <b>5/20/2022</b><br>Drawn By DD<br>Checked By MAG<br>Job No. MC21194 |
| 9/1/2022 Revised per county and owner comments  |  |   |
|   |  |   |
|   |  |   |



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

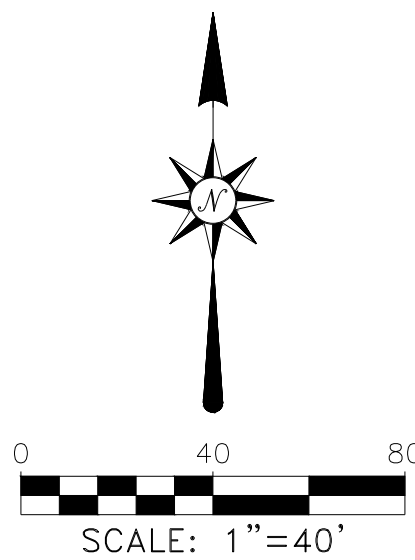
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison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



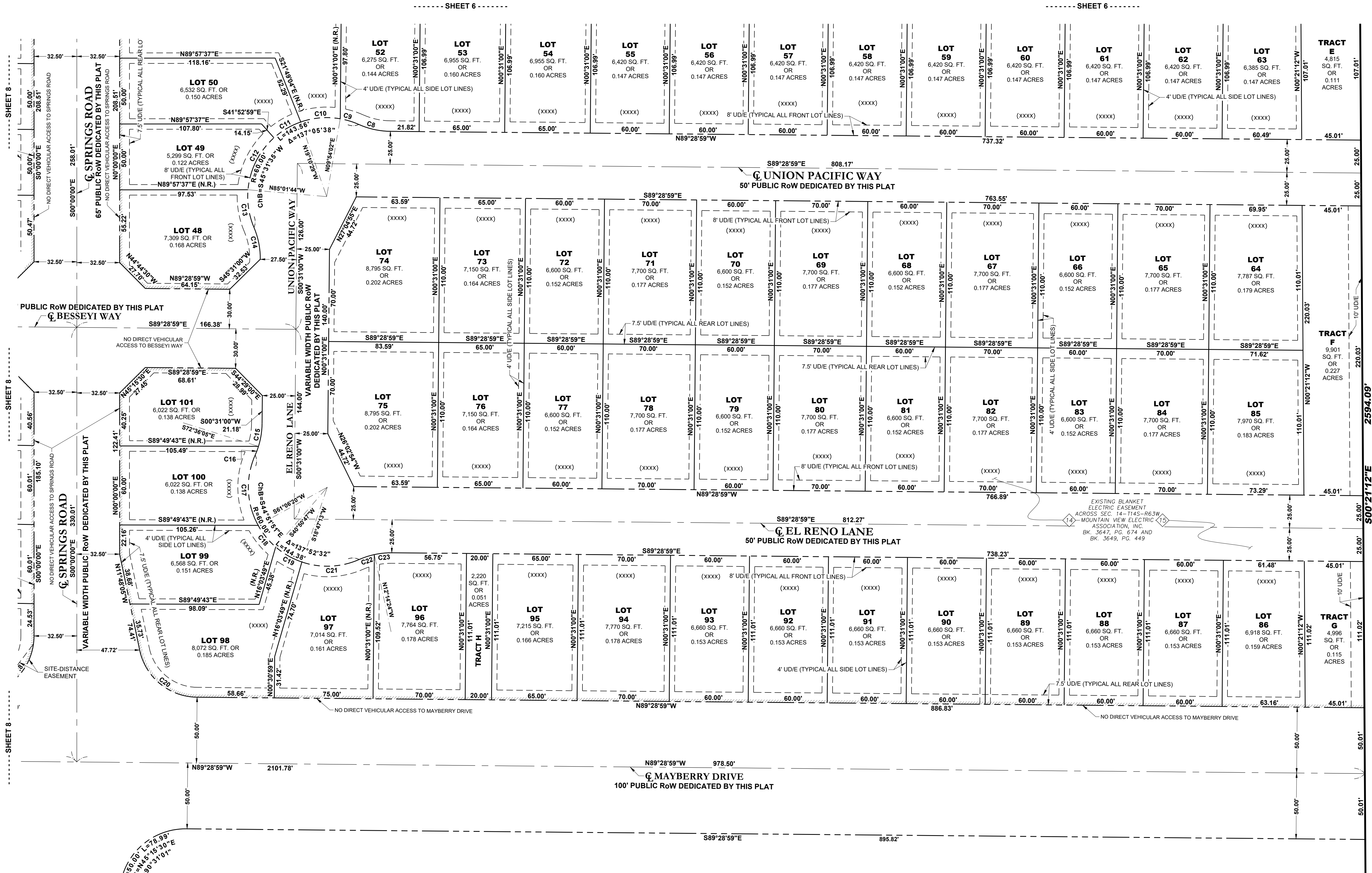
| CURVE DATA TABLE |        |        |           |             |        |
|------------------|--------|--------|-----------|-------------|--------|
| CURVE #          | R=     | L=     | Δ         | ChB         | ChD    |
| C8               | 60.00' | 24.67' | 23°33'23" | N77°42'18"W | 24.49' |
| C9               | 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' |
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| 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
- 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
- ### 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



UNPLATTED

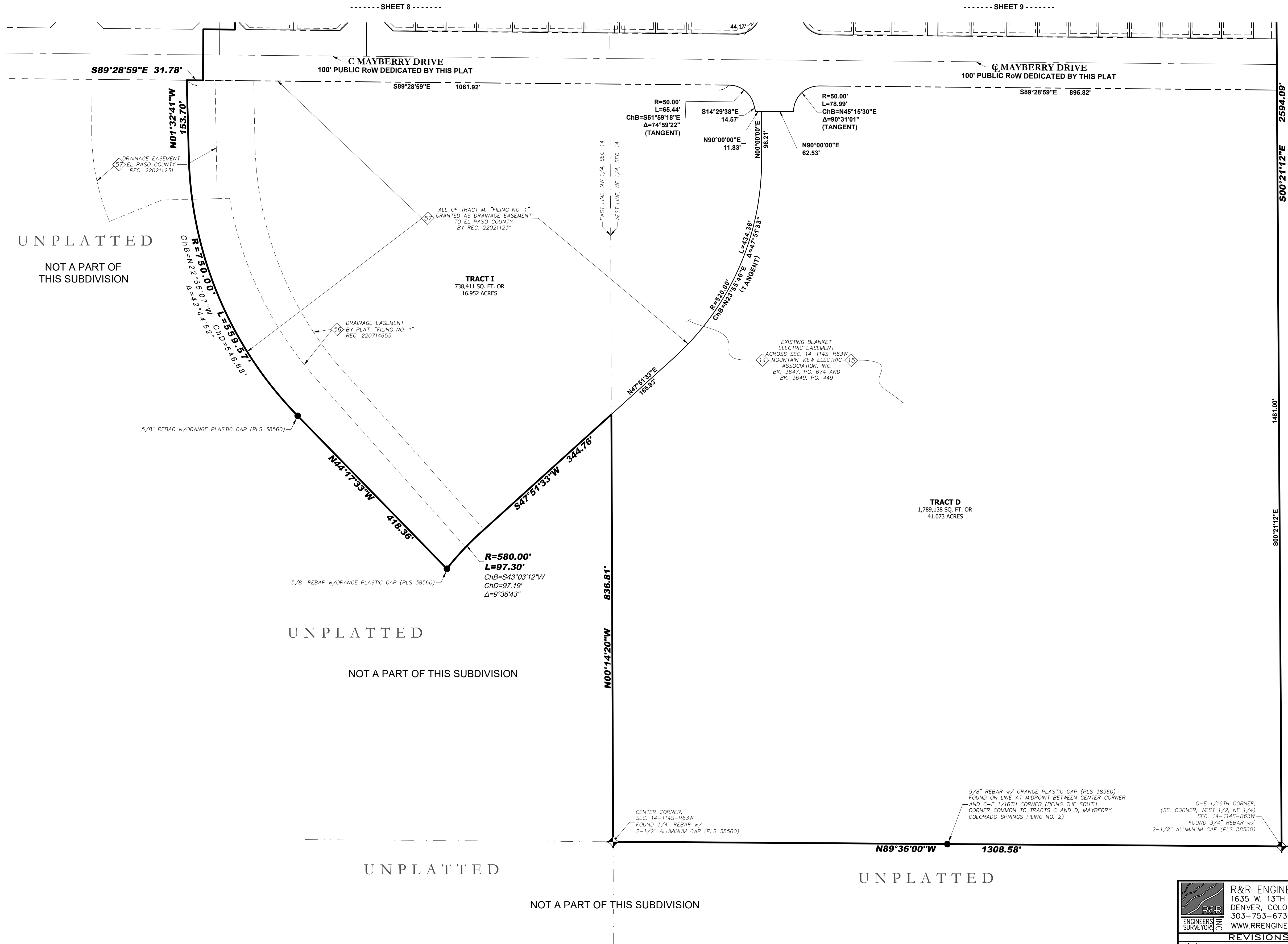
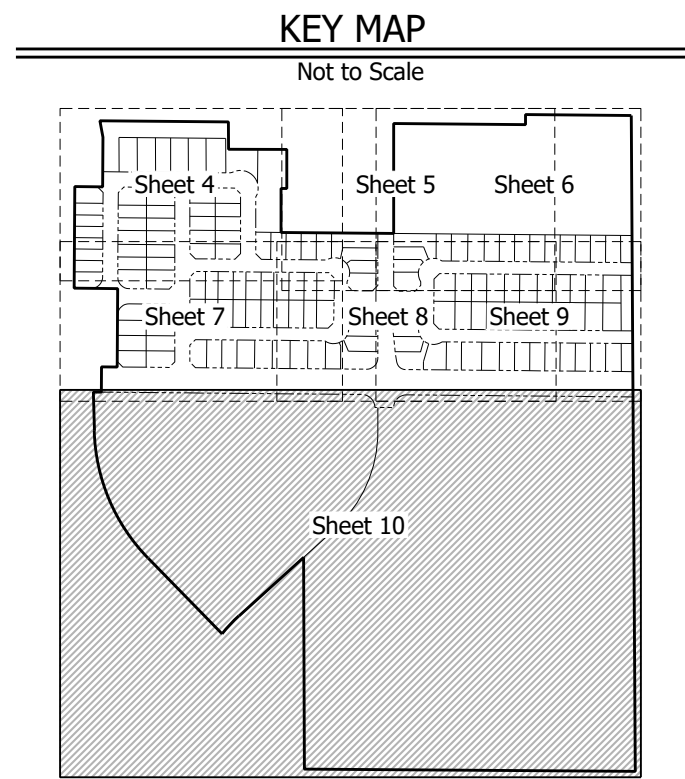
NOT A PART OF  
THIS SUBDIVISION

| <b>R&amp;R ENGINEERS-SURVEYORS, INC.</b><br>1635 W. 13TH AVENUE, SUITE 310<br>DENVER, COLORADO 80204<br>303-753-6730<br>WWW.RRENGINEERS.COM |                      |
|---|----------------------|
| REVISIONS   |                      |
| 9/1/2022 Revised per county and owner comments  | Date Drawn 5/20/2022 |
| Drawn By DD   | Checked By MAG       |
| Job No. MC21194   |                      |

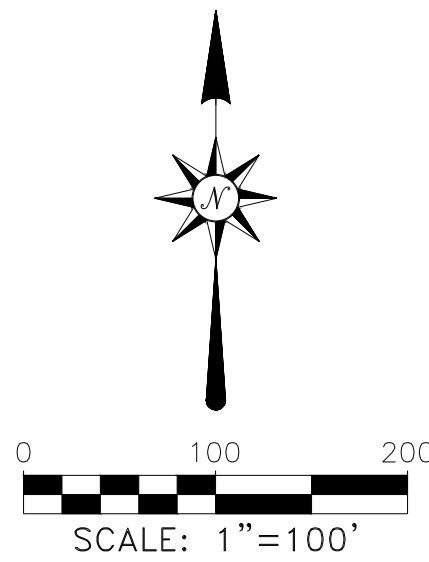
Final Plat of  
**MAYBERRY, COLORADO SPRINGS FILING NO. 3**

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**



**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)  |
| 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  |

| <b>R&amp;R ENGINEERS-SURVEYORS, INC.</b><br>1635 W. 13TH AVENUE, SUITE 310<br>DENVER, COLORADO 80204<br>303-753-6730<br>WWW.RRENGINEERS.COM |                                       |
|---|---------------------------------------|
| REVISIONS   |                                       |
| 9/1/2022  | Revised per county and owner comments |
| Drawn By  | DD                                    |
| Checked By  | MAG                                   |
| Job No.   | MC21194                               |