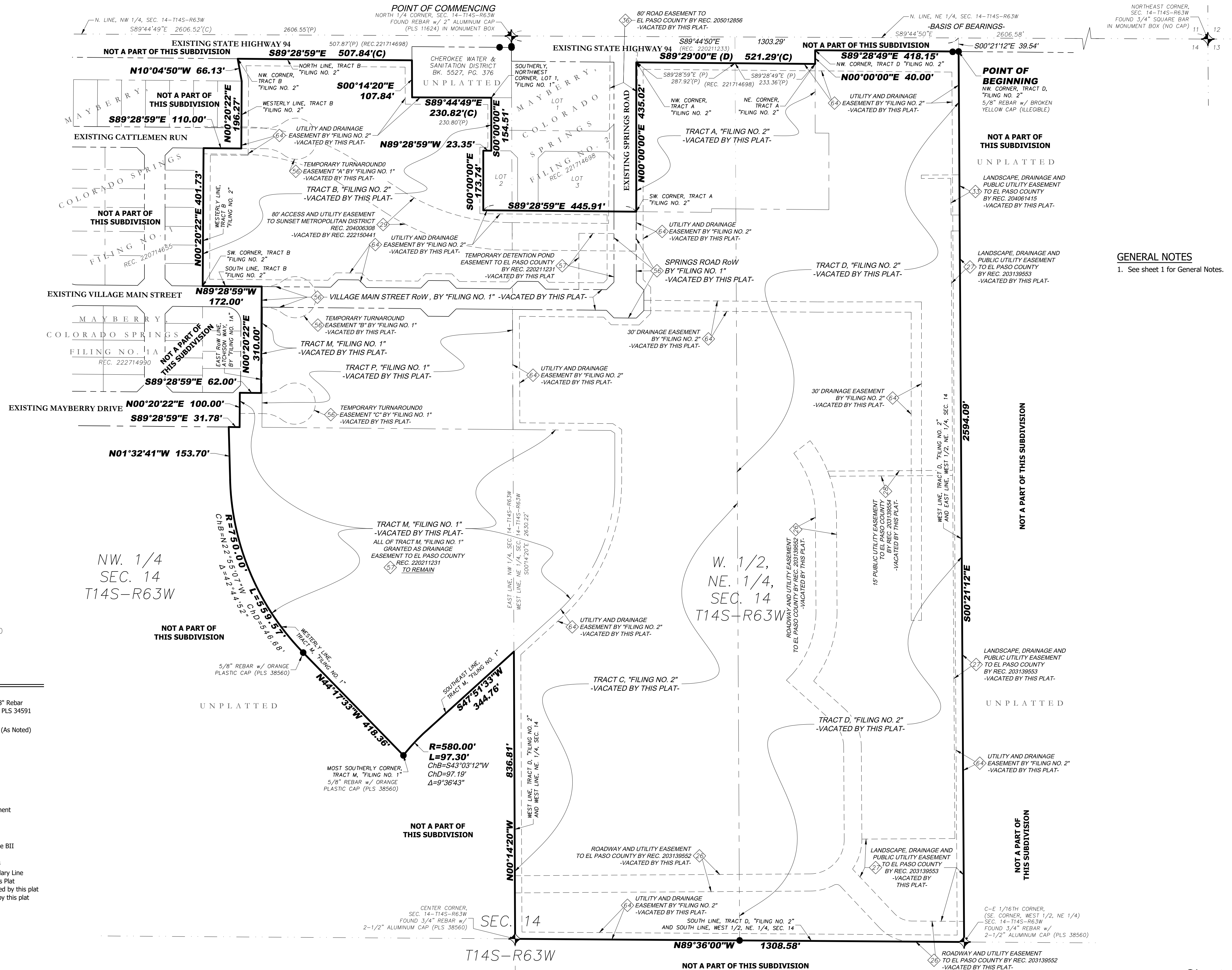


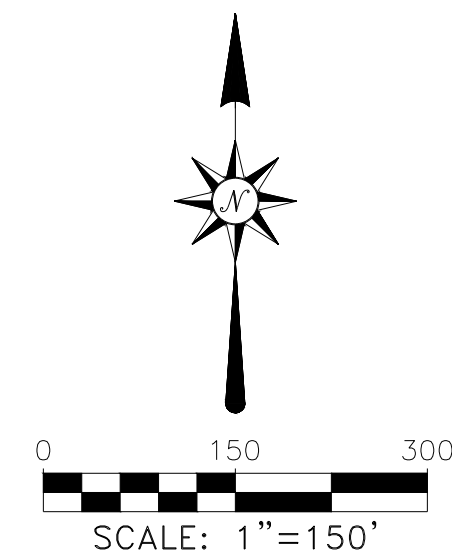
Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

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

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



GENERAL NOTES
1. See sheet 1 for General Notes.



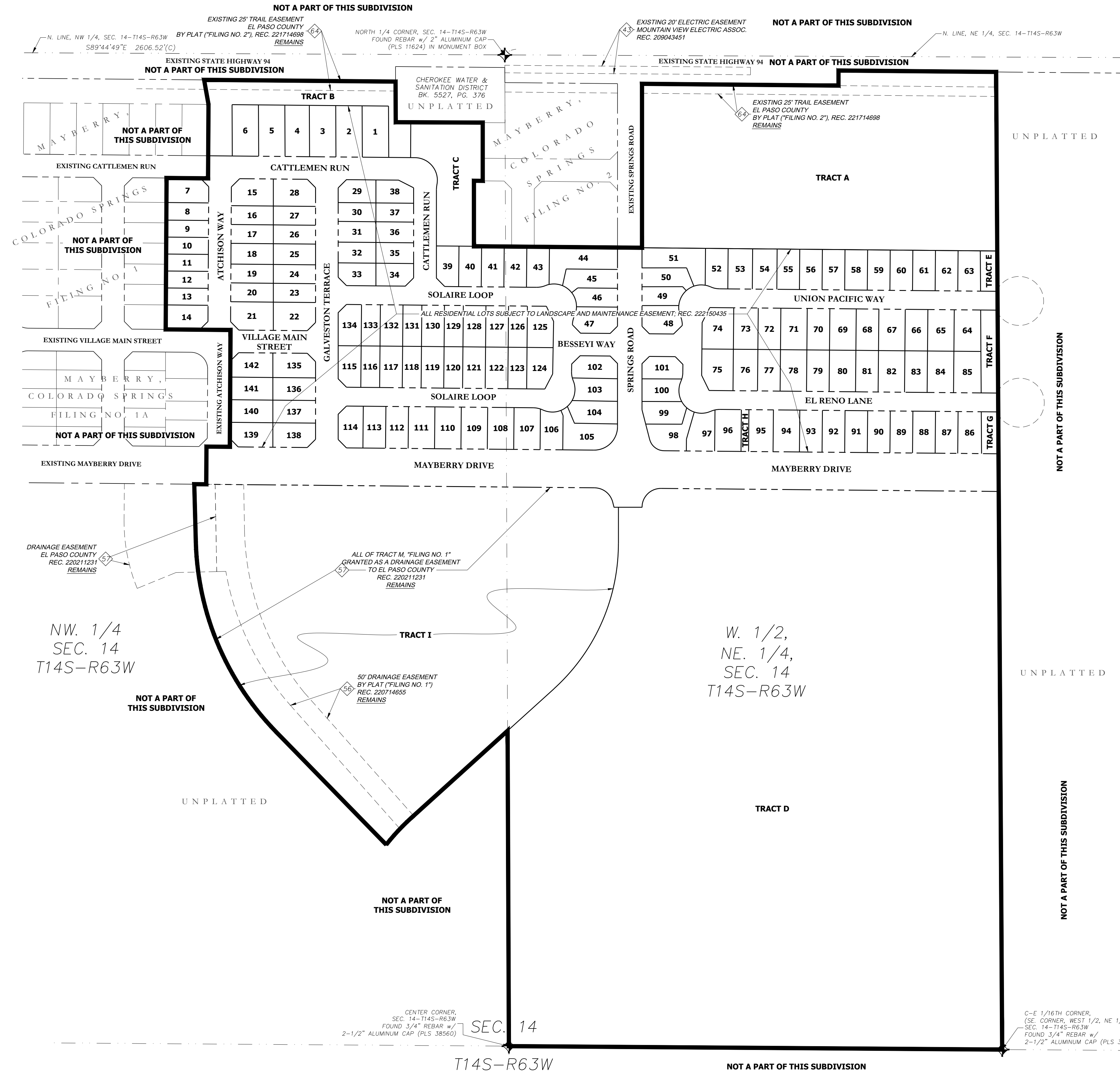
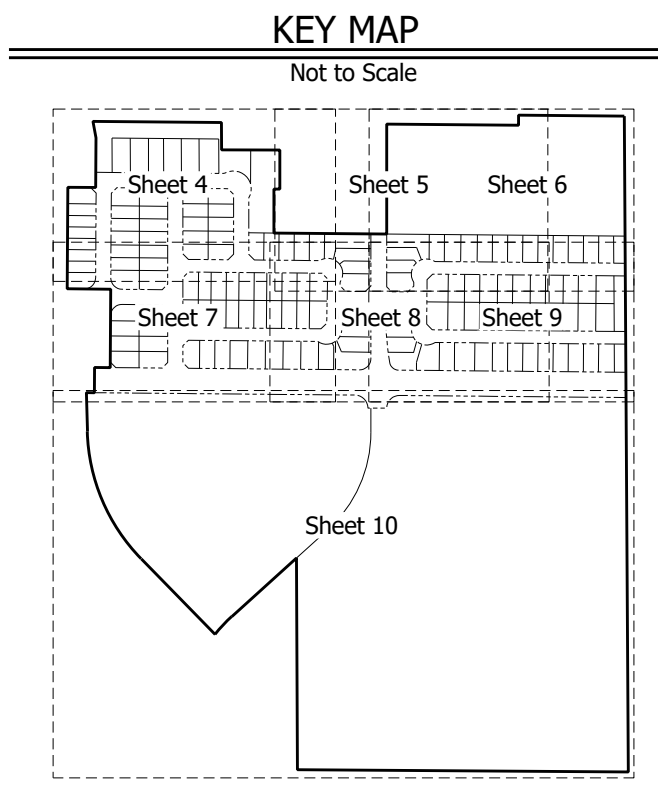
| LEGEND | |
|--------|--|
| ● | Found Survey Monument |
| ○ | Set Survey Monument (5/8" Rebar w/Red Plastic Cap marked PLS 34591 unless otherwise noted) |
| ⊕ | Section Corner Monument (As Noted) |
| — | Center Line |
| — | Right-of-Way |
| R= | Arc Radius |
| L= | Arc Length |
| ChB | Chord Bearing |
| 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.RRENTERS.COM | |
|--|--|
| REVISIONS | |
| 9/1/2022 | Revised per county and owner comments |
| 2/2/2023 | Revised per county and owner comments |
| 4/6/2023 | Revised per county comment and owner changes |
| File No. MC22110-TP-193 | Date Drawn 5/20/2022 |
| Drawn By DD | Checked By MAG |
| Job No. MC22110 | |

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

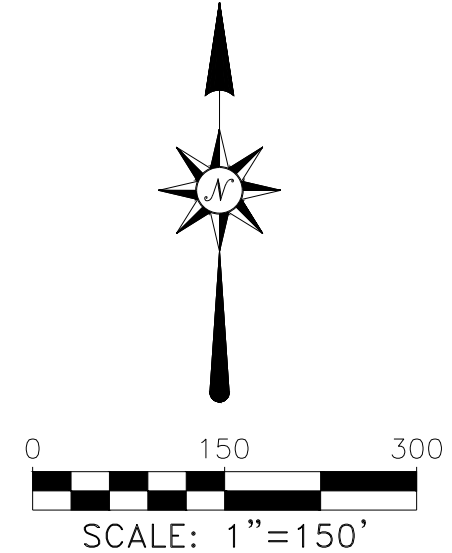
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison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

OVERALL LAYOUT OF THIS REPLAT



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 | 965,764 | 22.17 |
| Tracts A, C, D | Future Development | Private Ownership | 2,258,414 | 51.85 |
| Tracts B, E, F, G, H, I | Park / Open Space / Drainage | Mayberry, Colorado Springs Metropolitan District No. 1 | 807,888 | 18.55 |
| Right-of-Way | Public Road / Street | El Paso County | 578,745 | 13.28 |
| TOTALS | | | 4,610,811 | 105.85 |



- LEGEND**
- Found Survey Monument
 - Set Survey Monument (5/8" Rebar w/Red Plastic Cap marked PLS 34591 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

SEC. 14
T14S-R63W

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

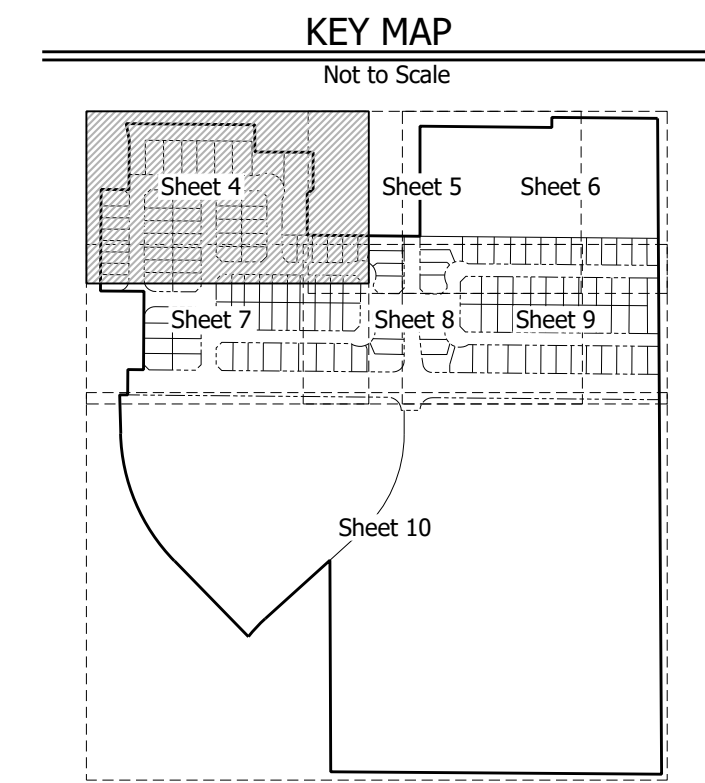
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|-----------|--|-------------------------|
| 9/1/2022 | Revised per county and owner comments | Date Drawn 5/20/2022 |
| 2/2/2023 | Revised per county and owner comments | Drawn By DD |
| 4/6/2023 | Revised per county comment and owner changes | Checked By MAG |
| | | Job No. MC22110 |

Job: 07_2023 - 4-8-23m Platted by: ddhmg P:\Surveying\CAD Drawings\VR Drawings\MC22110-TP-F33.dwg

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

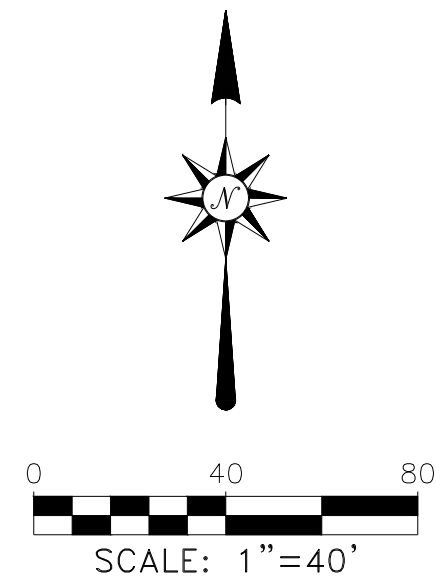
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison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

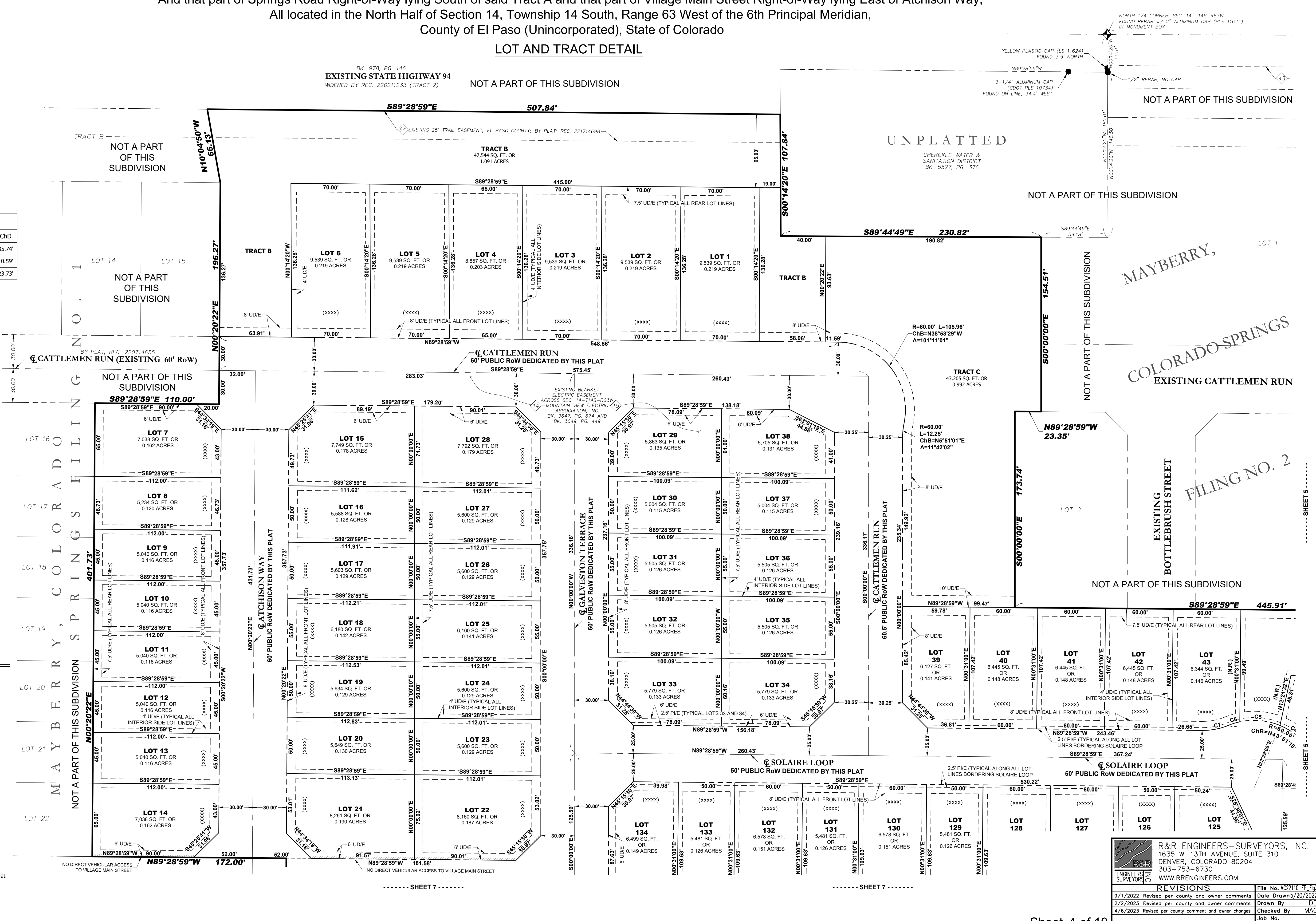


| CURVE DATA TABLE | | | | | |
|------------------|--------|--------|-----------|-------------|--------|
| CURVE # | R= | L= | Δ | ChB | ChD |
| C5 | 60.00' | 36.29' | 34°39'15" | N84°50'32"W | 35.74' |
| C6 | 60.00' | 10.61' | 10°07'41" | S72°46'00"W | 10.59' |
| C7 | 60.00' | 23.89' | 22°48'51" | S79°06'35"W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

GENERAL NOTES
1. See sheet 1 for General Notes



| LEGEND | |
|--------|--|
| | Found Survey Monument |
| | Set Survey Monument (5/8" Rebar w/Red Plastic Cap marked PLS 34591 unless otherwise noted) |
| | Section Corner Monument (As Noted) |
| | Center Line |
| | Right-of-Way |
| | Arc Radius |
| | Arc Length |
| | Chord Bearing |
| | Chord Distance |
| | Delta (Interior Angle) |
| | Utility and Drainage Easement dedicated by this plat |
| | Public Improvements 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 |
| | Tie Line |



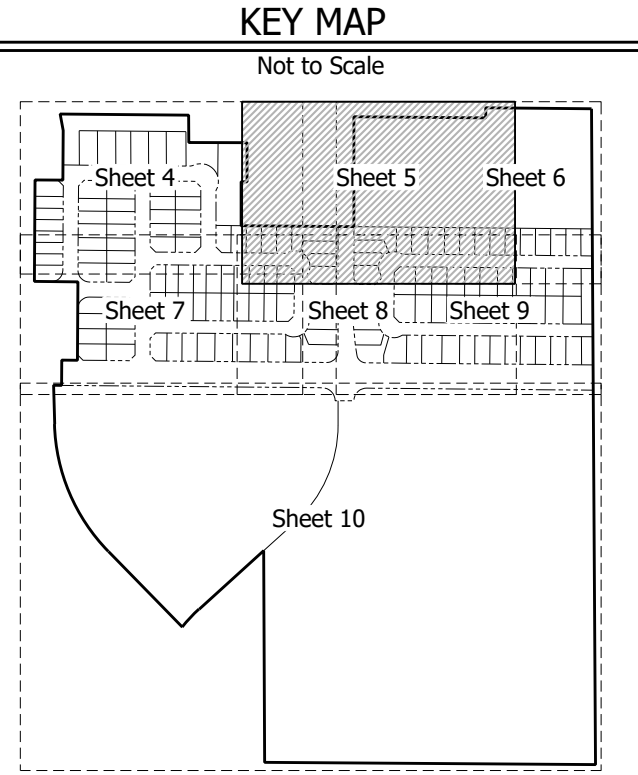
R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
WWW.RRENGINEERS.COM

| REVISIONS | |
|-----------|--|
| 9/1/2022 | Revised per county and owner comments |
| 2/2/2023 | Revised per county and owner comments |
| 4/6/2023 | Revised per county comment and owner changes |

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

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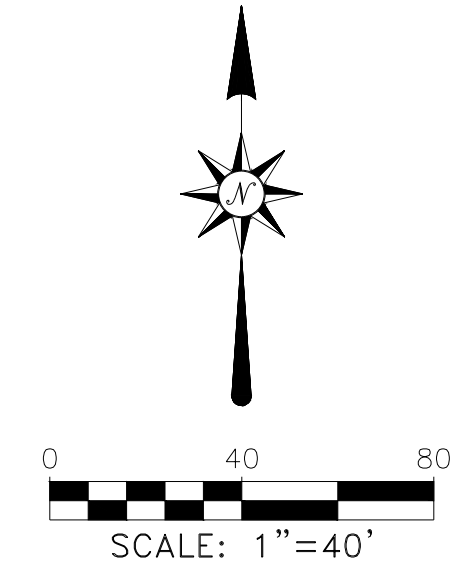
LOT AND TRACT DETAIL



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

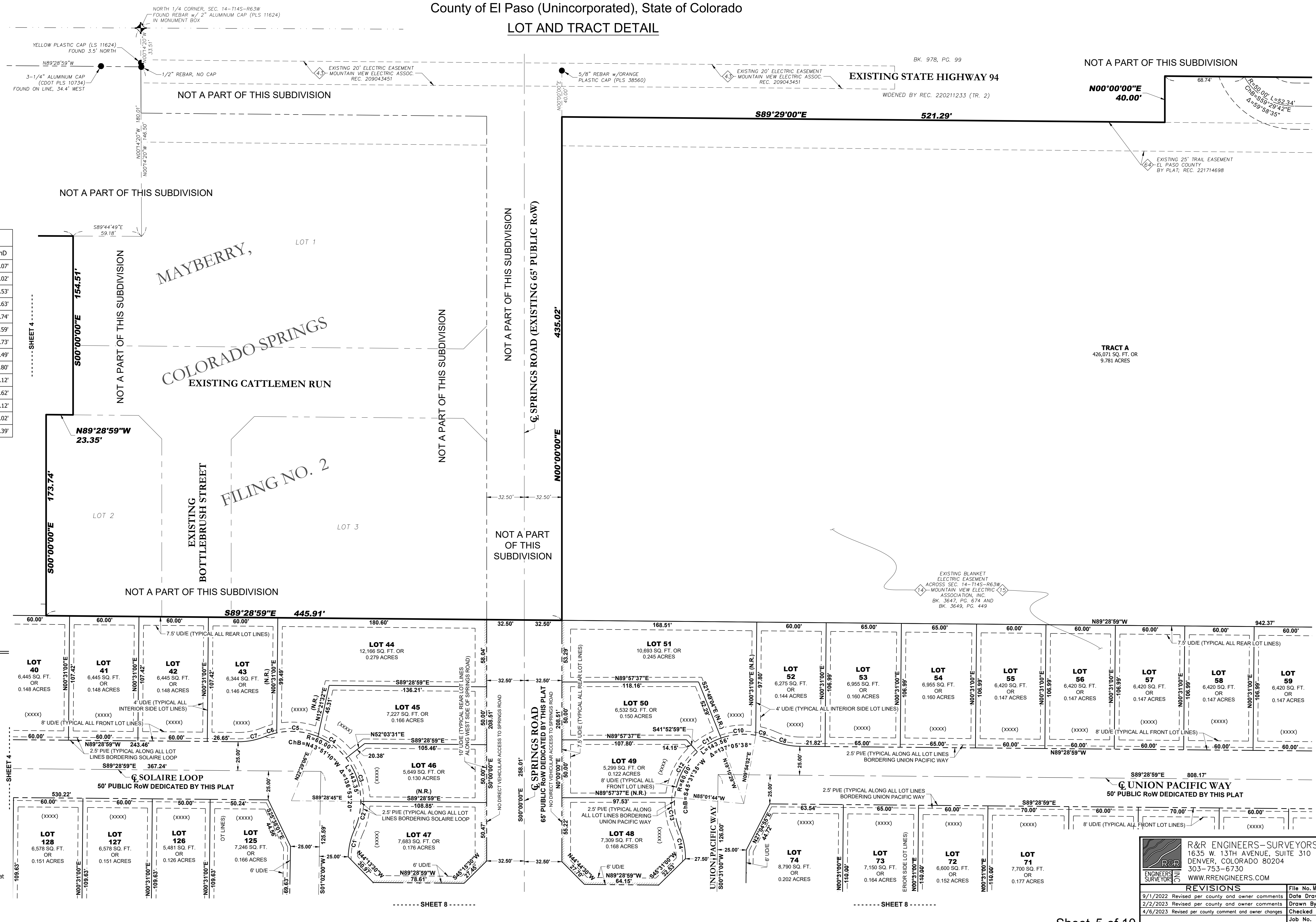
GENERAL NOTES

1. See sheet 1 for General Notes



LEGEND

- Found Survey Monument
- Set Survey Monument (5/8" Rebar w/Red Plastic Cap marked PLS 34591 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)
- UD/E Utility and Drainage Easement dedicated by this plat
- P/E Public Improvements 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
- Tie Line



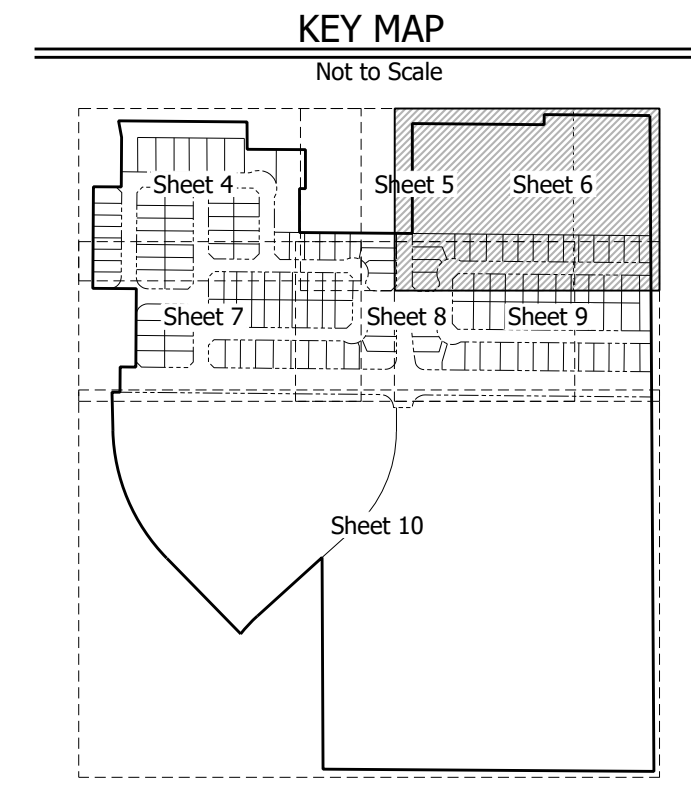
R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
WWW.RRENINEERS.COM

| REVISIONS | | File No. MC22110-TP-143 |
|-----------|--|-------------------------|
| 9/1/2022 | Revised per county and owner comments | Date Drawn 5/20/2022 |
| 2/2/2023 | Revised per county and owner comments | Drawn By DD |
| 4/6/2023 | Revised per county comment and owner changes | Checked By MAG |
| | | Job No. MC22110 |

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

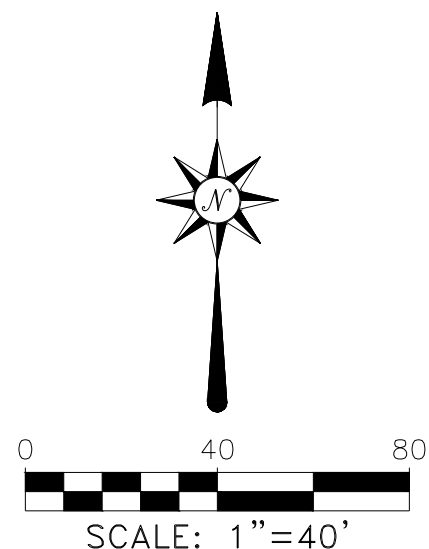
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison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

LOT AND TRACT DETAIL



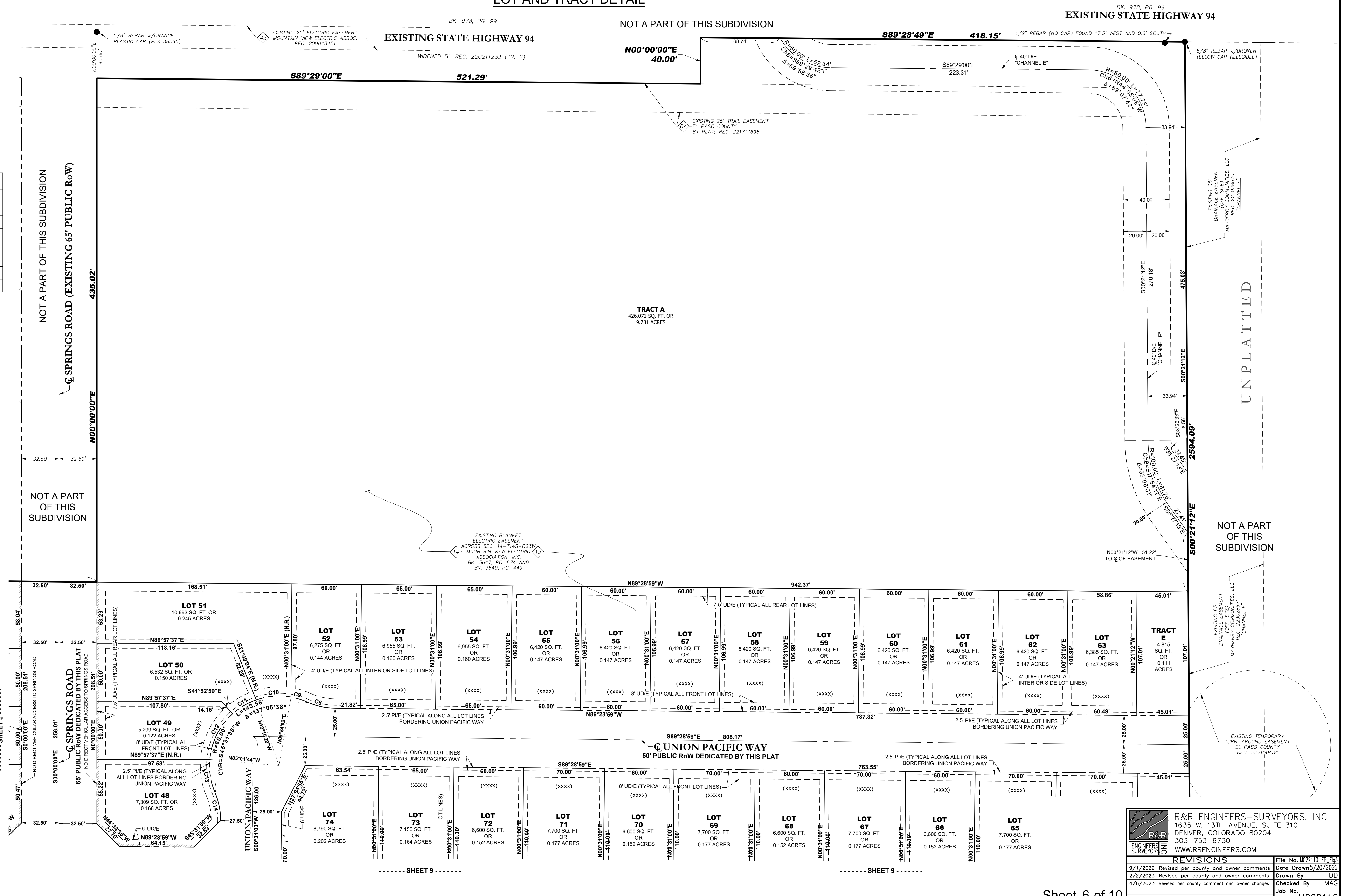
| CURVE DATA TABLE | | | | | |
|------------------|--------|--------|-----------|-------------|--------|
| CURVE # | R= | L= | Δ | ChB | ChD |
| C8 | 60.00' | 24.67' | 23°33'23" | N77°42'18"W | 24.49' |
| C9 | 60.00' | 14.84' | 14°10'22" | N73°00'47"W | 14.80' |
| C10 | 60.00' | 30.45' | 29°04'31" | S85°21'46"W | 30.12' |
| C11 | 60.00' | 23.78' | 22°42'30" | S59°28'16"W | 23.62' |
| C12 | 60.00' | 45.18' | 43°08'45" | S26°32'38"W | 44.12' |
| C13 | 60.00' | 29.31' | 27°59'30" | S9°01'29"E | 29.02' |
| C14 | 60.00' | 24.56' | 23°27'28" | S11°17'30"E | 24.39' |

GENERAL NOTES
1. See sheet 1 for General Notes



LEGEND

- Found Survey Monument
- Set Survey Monument (5/8" Rebar w/Red Plastic Cap marked PLS 34591 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)
- UDIE Utility and Drainage Easement dedicated by this plat
- PIE Public Improvements 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
- ⊕ Tie Line



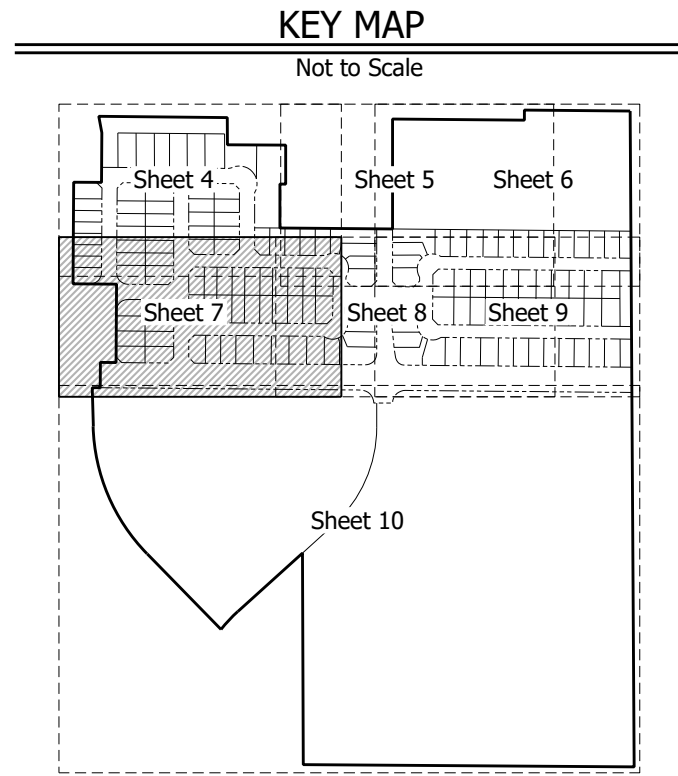
R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
WWW.RRENINEERS.COM

| REVISIONS | | File No. MC22110-TP-163 |
|-----------|--|-------------------------|
| 9/1/2022 | Revised per county and owner comments | Date Drawn 5/20/2022 |
| 2/2/2023 | Revised per county and owner comments | Drawn By DD |
| 4/6/2023 | Revised per county comment and owner changes | Checked By MAG |
| | | Job No. MC22110 |

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

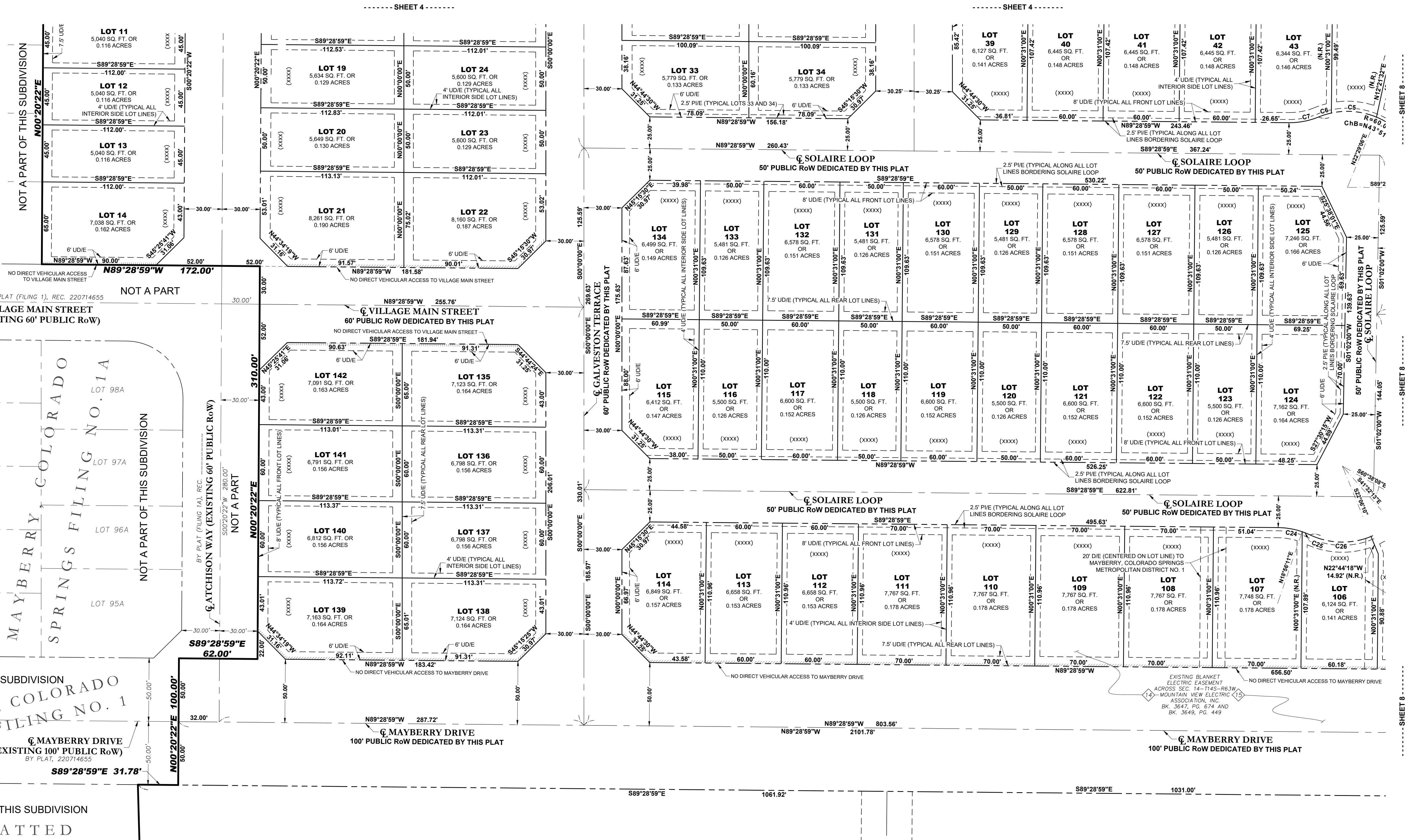
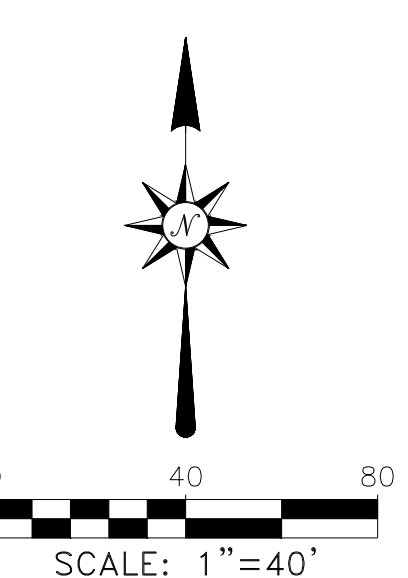
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All located in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian,
County of El Paso (Unincorporated), State of Colorado

LOT AND TRACT DETAIL



| CURVE # | 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/Red Plastic Cap marked PLS 34591 unless otherwise noted)
 - ◆ Section Corner Monument (As Noted)
 - CL Center Line
 - RoW Right-of-Way
 - R Arc Radius
 - L Arc Length
 - ChB Chord Bearing
 - ChD Chord Distance
 - Δ Delta (Interior Angle)
 - (N.R.) Not Radial (to intersecting arc)
 - UDIE Utility and Drainage Easement dedicated by this plat
 - PVE Public Improvements 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
 - 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
 - Tie Line



GENERAL NOTES
1. See sheet 1 for General Notes

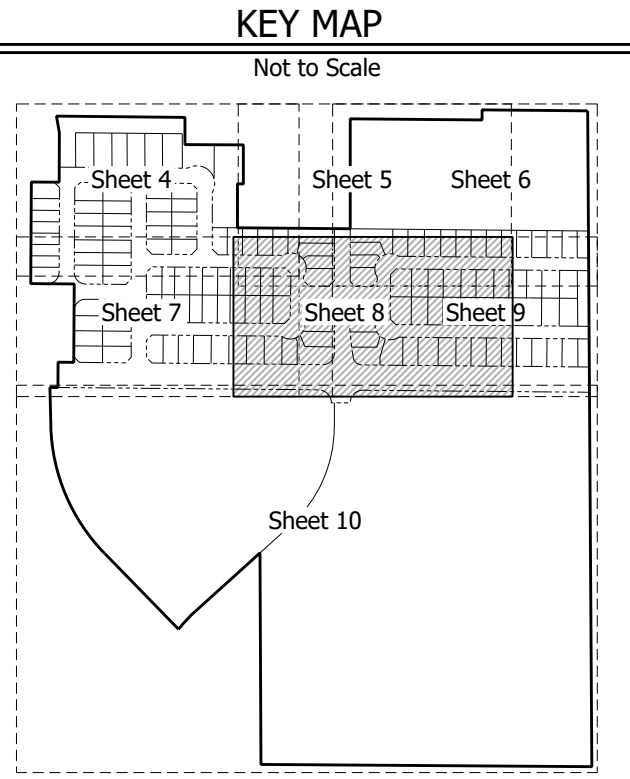
R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
WWW.RRENGINERS.COM

| REVISIONS | | File No. MC22110-TP-103 |
|-----------|--|-------------------------|
| 9/1/2022 | Revised per county and owner comments | Date Drawn 5/20/2022 |
| 2/2/2023 | Revised per county and owner comments | Drawn By DD |
| 4/6/2023 | Revised per county comment and owner changes | Checked By MAG |
| | | Job No. MC22110 |

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

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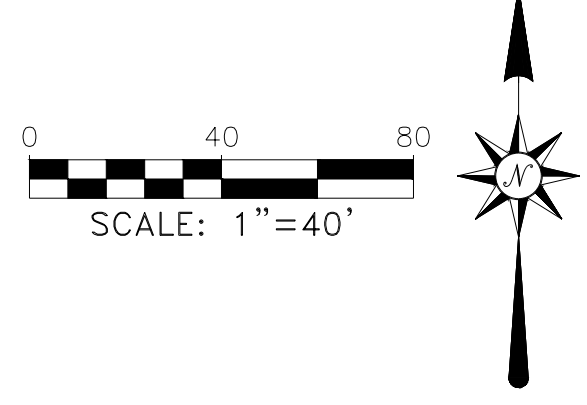
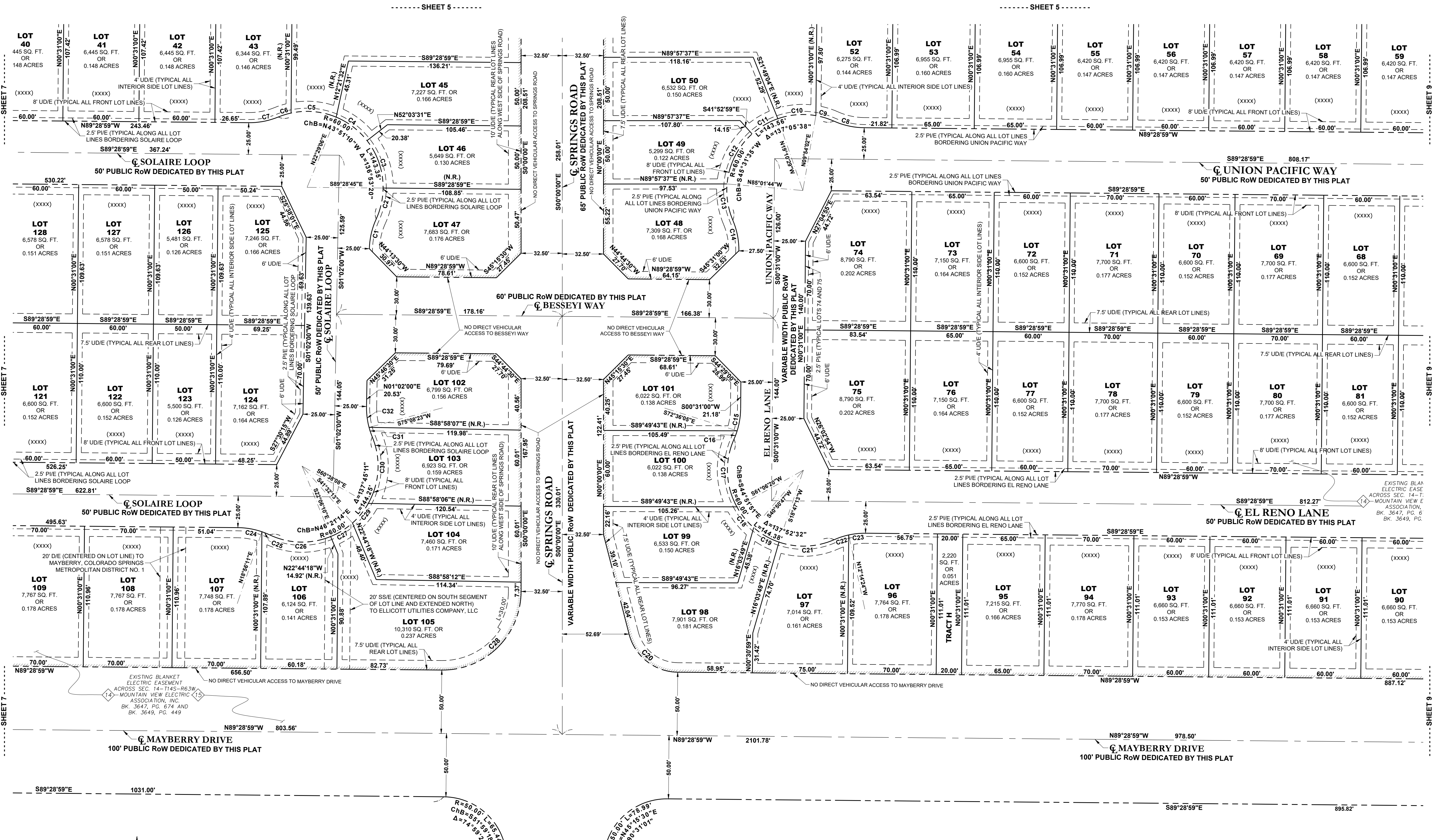
LOT AND TRACT DETAIL



| CURVE # | 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" | S90°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 | 40.00' | 52.41' | 75°04'23" | N51°56'48"W | 48.74' |
| 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 | 60.00' | 97.95' | 90°31'01" | S45°15'30"W | 88.08' |
| 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/Red Plastic Cap marked PLS 34591 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
- PVE Public Improvements 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
- ⊕ 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
- ⊕ Tie Line



GENERAL NOTES

- See sheet 1 for General Notes

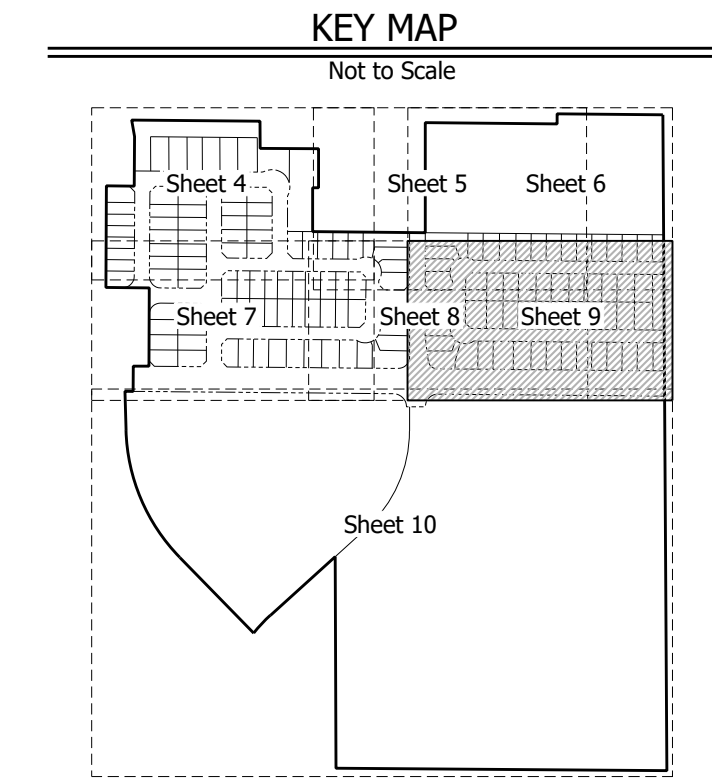
R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
WWW.RRENGINEERS.COM

| REVISIONS | File No. MC22110-TP-193 |
|---|-------------------------|
| 9/1/2022 Revised per county and owner comments | Date Drawn 5/20/2022 |
| 2/2/2023 Revised per county and owner comments | Drawn By DD |
| 4/6/2023 Revised per county comment and owner changes | Checked By MAG |
| | Job No. MC22110 |

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

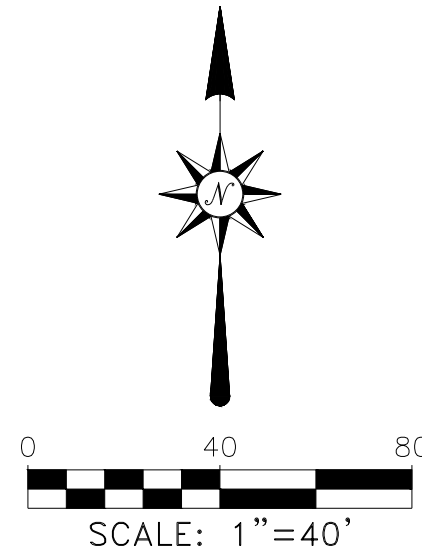
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison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



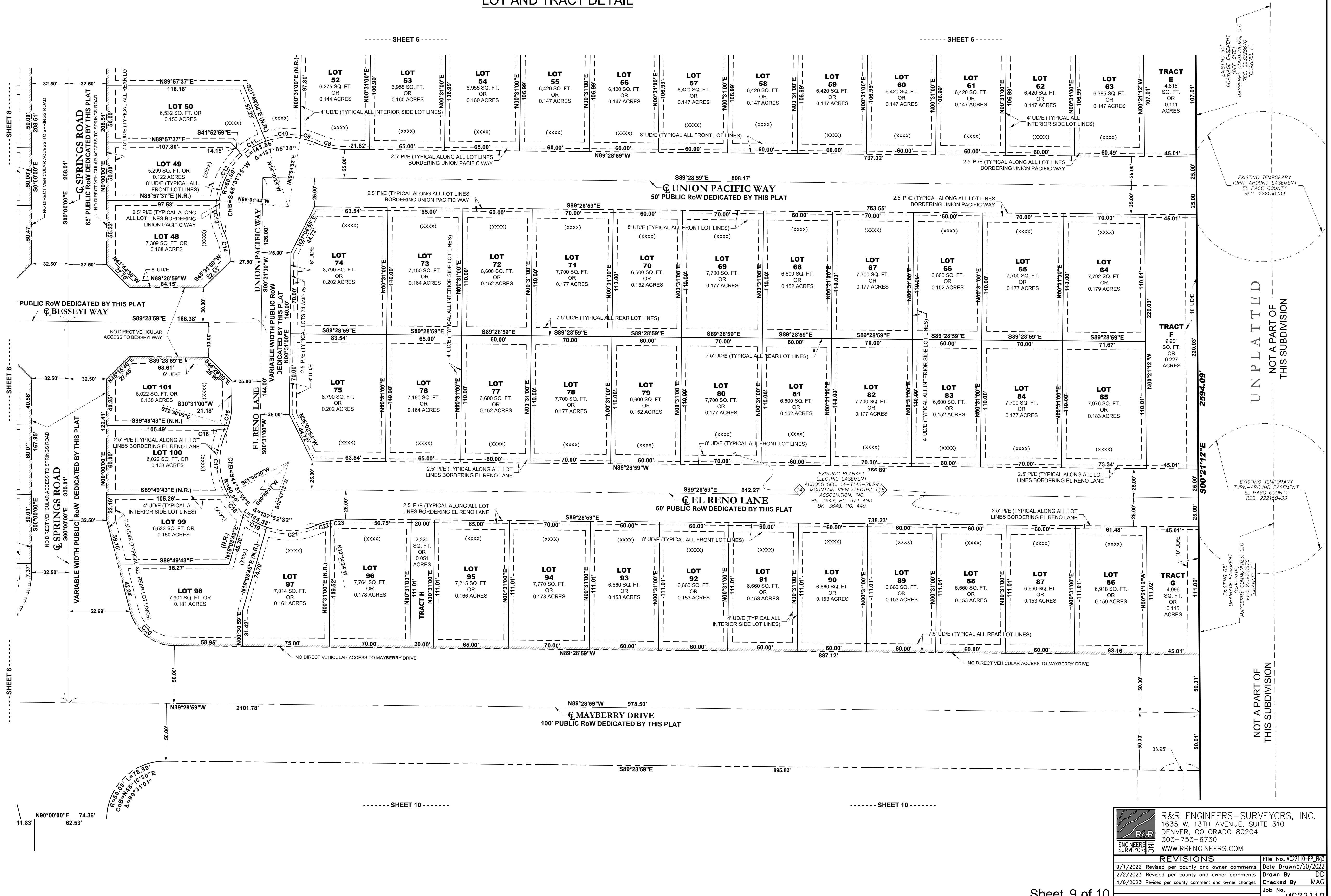
| CURVE DATA TABLE | | | | |
|------------------|--------|--------|-----------|--------------------|
| CURVE # | R= | L= | ChB | ChD |
| C8 | 60.00' | 24.67' | 23°33'23" | N77°42'18"W 24.49' |
| C9 | 60.00' | 14.84' | 14°10'22" | N73°00'47"W 14.80' |
| C10 | 60.00' | 30.45' | 29°04'31" | S85°21'46"W 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' | 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 | 40.00' | 52.41' | 75°04'23" | N51°56'48"W 48.74' |
| 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/Red Plastic Cap marked PLS 34591 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)
- UD/E Utility and Drainage Easement dedicated by this plat
- PVE Public Improvements 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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REVISIONS

| File No. | Date | Revised By | Checked By |
|----------------|----------|--|------------|
| MC22110-TP-143 | 9/1/2022 | Revised per county and owner comments | DD |
| MC22110-TP-143 | 2/2/2023 | Revised per county and owner comments | MAG |
| MC22110-TP-143 | 4/6/2023 | Revised per county comment and owner changes | MAG |

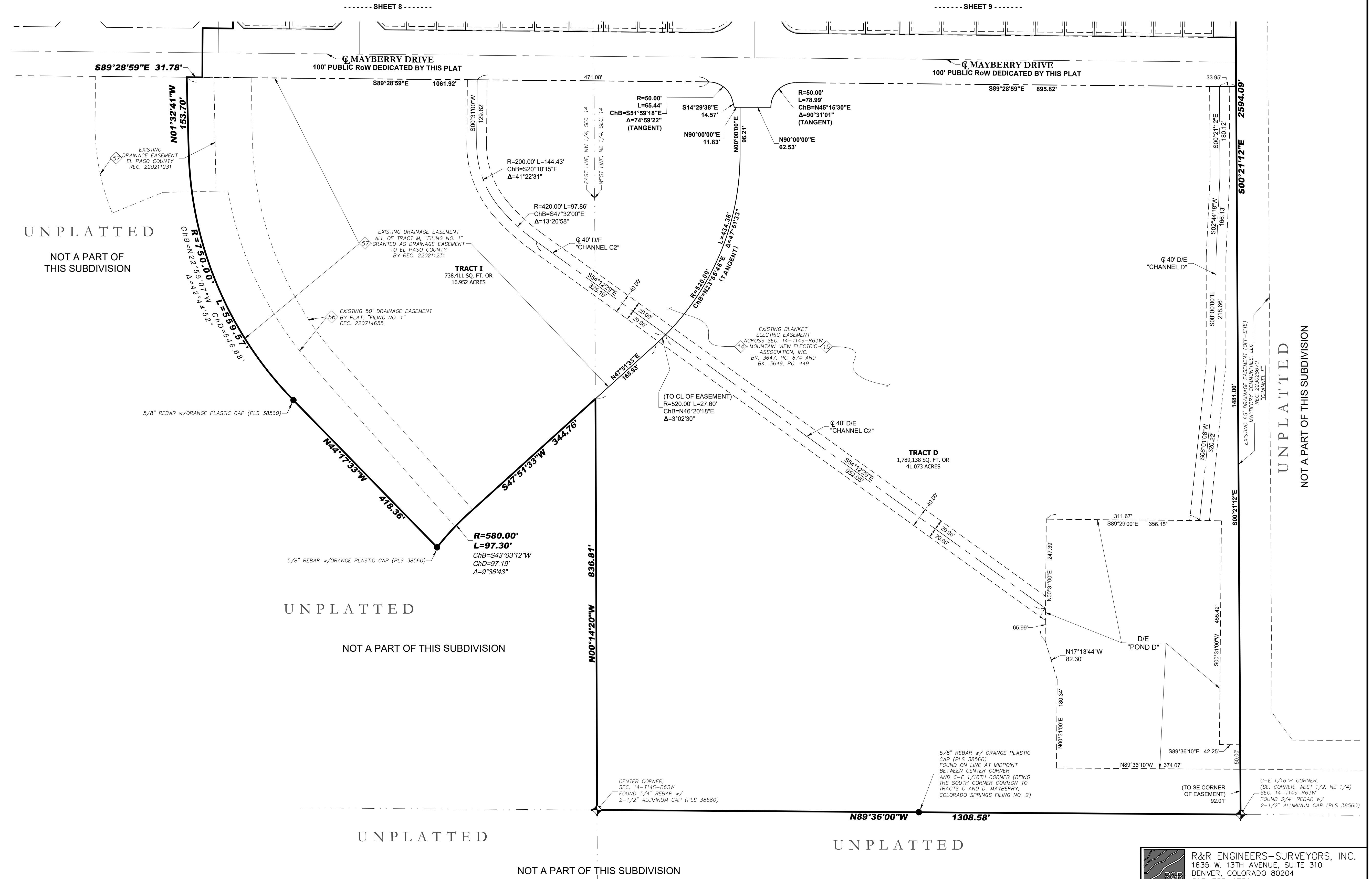
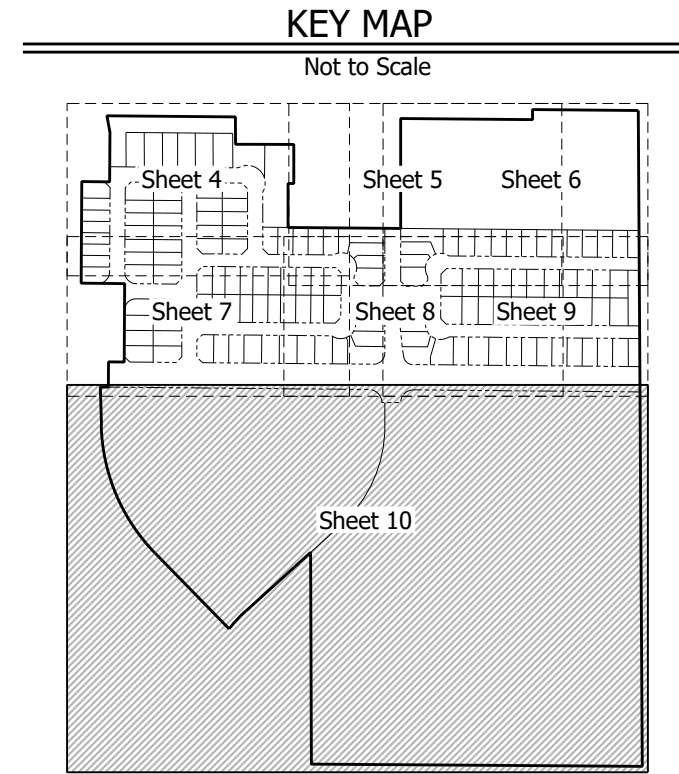
UNPLATTED
NOT A PART OF
THIS SUBDIVISION

As of 07/2023 - 4:52pm Plotted by: ddg P:\MC22110_Mayberry_Filing_No_3_Survey\CAD Drawings\DRW\MC22110-TP-143.dwg

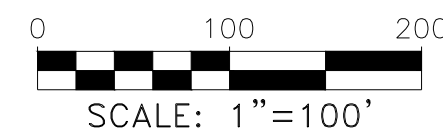
Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

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



GENERAL NOTES
1. See sheet 1 for General Notes



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- Δ= Delta (Interior Angle)
- D/E Drainage Easement Dedicated by this plat
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| REVISIONS | | File No. MC22110-1P-103 |
|-----------|--|-------------------------|
| 9/1/2022 | Revised per county and owner comments | Date Drawn 5/20/2022 |
| 2/2/2023 | Revised per county and owner comments | Drawn By DD |
| 4/6/2023 | Revised per county comment and owner changes | Checked By MAG |
| | | Job No. MC22110 |

Apr 07, 2023 4:42pm Plotted by: ddlsd P:\MC22110_Mayberry_Filing_No_3_Survey\Info\CAD_Drawings\RR_Engineers\MC22110-1P-103.dwg