

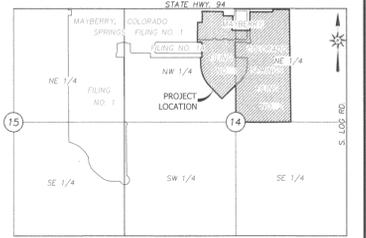
15221

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



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 plat, a distance of 2606.58 feet, being the North line of said Section 14, and all bearings herein are relative thereto; thence South 89° 44' 50" East 1303.29 to said North line to the northerly extension of the East line of said Tract D; thence South 00° 21' 12" East 39.54 feet on said northerly extension 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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' 12" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" set on a corner of said Westerly line of Tract B; 4) Thence North 00° 04' 50" West 66.13 feet to a 5/8 inch rebar with a red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" set on a corner of said Tract B; 2) Thence North 89° 28' 59" East 230.82 feet to a 5/8 inch rebar with a red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" 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 line of said Lot 2 and the South line of Lot 3, said MAYBERRY, COLORADO SPRINGS FILING NO. 1, and its easterly extension, to a 5/8 inch rebar with a red plastic cap marked "R&R ENG PLS 34591" 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 red plastic cap marked "R&R ENG PLS 34591" set on the Northwest corner of said Tract A, said corner also being the Southwest corner of "Tract No. 3" of the South Right-of-Way line of State Highway 94 established by a warranty deed recorded December 23, 2020 as Reception No. 220211233 in said Clerk and Recorder's Office; Thence South 89° 29' 00" East 521.29 feet on the South line of said "Tract No. 3" and said South Right-of-Way line to a 5/8 inch rebar with a red plastic cap marked "R&R ENG PLS 34591" set on the Southeast corner of said "Tract No. 3", being common with the Northeast corner of said "Tract A" and 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 red plastic cap marked "R&R ENG PLS 34591" 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 4,610,811 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.

ACKNOWLEDGEMENT

Mayberry Communities, LLC, a Colorado limited liability company
State of Colorado
County of El Paso
This instrument was acknowledged before me this 7th day of November, 2023 by John Mick, as Chief Operating Officer of Mayberry Communities, LLC, a Colorado limited liability company.
Witness my hand and official seal
Kendall Conner, Notary Public, My commission expires June 15, 2027

LENDER'S CERTIFICATE

Corundum Partners Investments, LLC, a Delaware corporation by Corundum Partners, Inc., a Minnesota corporation, Its Managing Member
State of Colorado
County of El Paso
This instrument was acknowledged before me this 8th day of November, 2023 by Justin Levellie, as Vice President of Corundum Partners, Inc., a Minnesota corporation, Managing Member of Corundum Partners Investments, LLC, a Delaware limited liability company.
Witness my hand and official seal
Kimberly A. Long, Notary Public, My commission expires 3/13/2025

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 14th day of November, 2023, subject to any notes or conditions specified hereon.
Planning and Community Development Director
Date 11/14/23

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 by El Paso County. 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 by El Paso County. The 30 foot 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 El Paso County: -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. 204066308 has been released/vacated by Reception No. 222150441.

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 Public Drainage Easements 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. (Note: Said Tract M is herein replatted as Tract I.)

TRACTS HEREBY CREATED

Tracts B, E, F, G and H created and established by this plat will eventually be utilized as park, open space and drainage tracts. Ownership and maintenance responsibility will remain vested with Mayberry Communities, LLC until such time as deemed appropriate for later conveyance to the Mayberry, Colorado Springs Metropolitan District No. 1, which will assume maintenance responsibilities thereon upon conveyance thereto.

Tracts A, C, D and I 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 future development and subsequent conveyance.

Said Tracts A, D and I contain storm drainage facilities (ditches and detention), some of which the nature, width, sizes and routes are expected to be temporary and will be maintained by Mayberry, Colorado Springs Metropolitan District No. 1 and/or Mayberry Communities, LLC. Parts of said Tracts A, D and I are subject to the "Private Stormwater Facility Maintenance Agreement and Easement for Mayberry, Colorado Springs Filing No. 3" recorded contemporaneously with this plat as Reception No. \_\_\_\_\_ of the records of El Paso County, and said Tract I (previously Tract M, MAYBERRY, COLORADO SPRINGS FILING NO. 1) is subject to the "Private Stormwater Facility Maintenance Agreement and Easement" recorded as Reception No. 220211231 of the records of El Paso County. Permanent easements for the finalized drainage facilities will be created with subsequent development 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 BESSEYI WAY DEDICATION: Direct vehicular access to Village Main Street, Mayberry Drive, Springs Road and Besseyi Way, from the Lots adjoining said streets, roads, drives and ways, is hereby restricted.
3. EASEMENTS HEREBY DEDICATED:

UTILITY AND DRAINAGE EASEMENTS: Unless otherwise indicated, all side lot lines are hereby platted on each side with a 4 feet wide public utility and drainage easement, unless said side line adjoins a street or road Right-of-Way, in which case the side line easement is 6 feet wide; 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 "U/D/E" (Utility and Drainage Easement). The sole responsibility of these easements is hereby vested with the individual property owners.

SANITARY SEWER EASEMENT TO ELLICOTT UTILITIES COMPANY, LLC: 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 sheet 8 of this plat as "SS/E" (Sanitary Sewer Easement).

DRAINAGE EASEMENTS TO MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1: Easements for Drainage purposes are hereby dedicated and granted to Mayberry, Colorado Springs Metropolitan District No. 1, its successors and assigns, the locations, widths and extents of which are delineated and annotated on sheets 6, 8 and 10 of this plat as "D/E" (Drainage Easement).

The 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 owner.

- 4. BLANKET LANDSCAPING AND MAINTENANCE EASEMENT (by separate document): All residential Lots within this subdivision are subject to the Easement recorded December 16, 2022 as Reception No. 222150435 in the Office of the Clerk and Recorder of El Paso County, Colorado, for the purposes of maintaining public/private landscaping and certain public fencing, the extents of which are more particularly exhibited therein.
5. MASTER DECLARATION OF COVENANTS (by separate document): Certain Lots and Tracts within this subdivision may be subject to the "Master Declaration Covenants, Conditions and Restrictions for Mayberry" recorded August 13, 2022 as Reception No. 222107505 in the Office of the Clerk and Recorder of El Paso County, Colorado.
6. Ellicott Utilities Company, LLC will have overall maintenance and operation responsibility to provide water and wastewater services.
7. 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.
8. 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.
9. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
10. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
11. No driveway shall be established unless an access permit has been granted by El Paso County.
12. 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.
13. 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).
14. 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.
15. 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. 222055125, all of the records of the El Paso County Clerk and Recorder or otherwise amended following appropriate hearings.
16. 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 recorded under Reception No. 220949448 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. If 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.

17. A geologic hazard evaluation was prepared for this property by CTLThompson, Inc., final report dated September 8, 2022, and can be found in file SF-22-019 available at El Paso County Planning and Community Development Department. The property was not found to be impacted by geologic hazards that preclude development of the site as planned. Geologic hazards and constraints at the site may include expansive soils, collapsible soils, and undecomposed fill. The potential geologic hazards were found to be sporadic at the site. The impact and potential mitigations of these geologic hazards should be evaluated by the geotechnical engineer performing the site specific, design-level geotechnical investigations.

Table with 3 columns: Reception No., Description, and Status. Includes items 9 through 57, detailing various easements, dedications, and releases.

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. 1 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. Dimension units shown are U.S. Survey Feet.
7. No offset monuments (witness and/or reference monuments) along the exterior boundary of this subdivision were set in conjunction with this plat.

SURVEYOR'S CERTIFICATE

I, Kevin J. Kucharczyk, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the result 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 2nd day of November, 2023.



Kevin J. Kucharczyk, P.L.S. Colorado Registered PLS# 34591 For and on behalf of R&R Engineers-Surveyors, Inc.

RECORDING

I hereby certify that this instrument was filed in my office on this 15 day of November, 2023 A.D. and recorded as Reception No. 223715221 of the records of El Paso County, Colorado.

By: Kathryn Connelly

Steve Schleiker

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: Kevin J. Kucharczyk
Engineer: Cliff Dayton

FEES

School: \$26,270.00 (3022)
Parks: \$24,992.00 (COMMUNIT, AREA 5)
\$16,188.00 (NEIGHBORHOOD AREA 5)
\$45,520.00 (REGIONAL AREA 4)
Drainage: 0
Bridge: 0

El Paso County PCD File No: SF2219

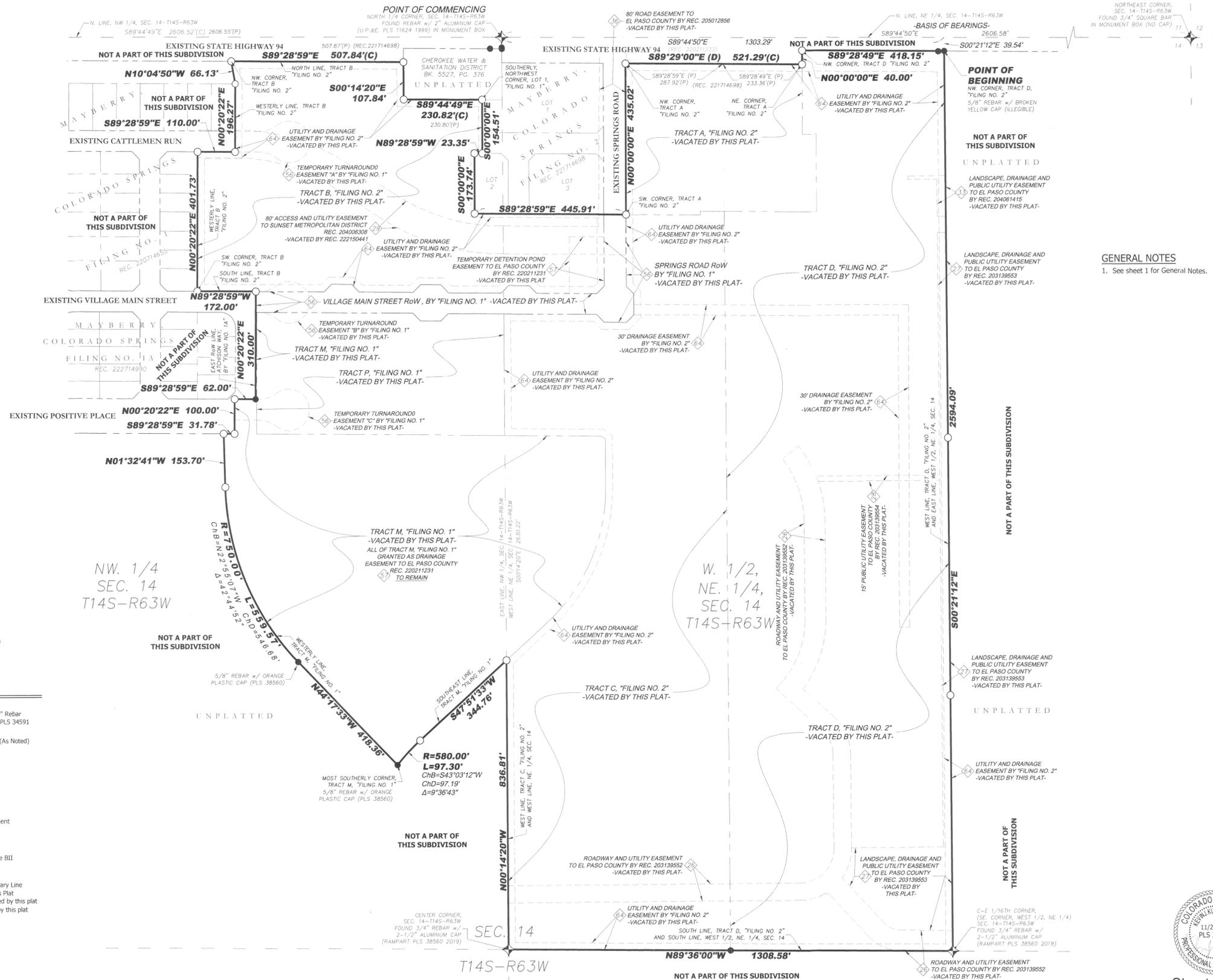
Table with 2 columns: REVISIONS and File No. Contains revision history for the drawing, including dates and descriptions of changes.

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

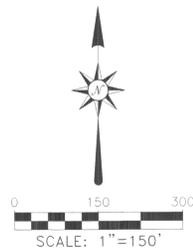
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A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
 And that part of Springs Road Right-of-Way lying South of said Tract A and that part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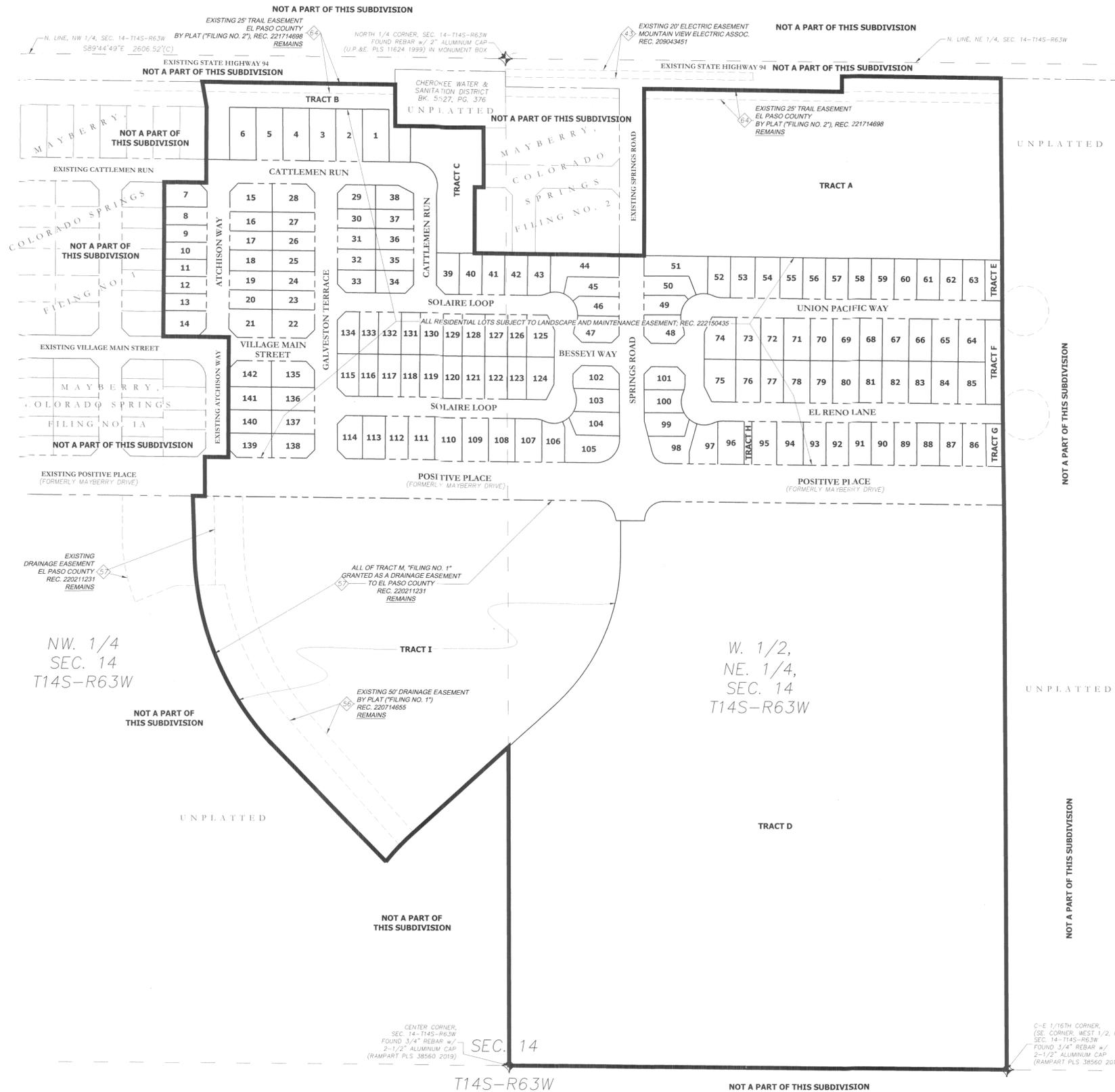
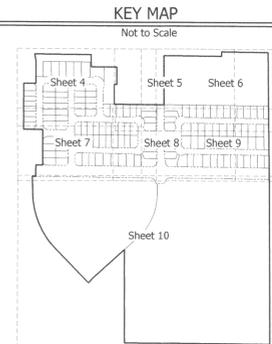


<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENINEERS.COM	
<b>REVISIONS</b>	
9/1/2022 Revised per county and owner comments	Date Drawn 5/20/2022
2/2/2023 Revised per county and owner comments	Drawn By DD
4/6/2023 Revised per county comment and owner changes	Checked By MAG
6/5/2023 Revised per owner changes	Job No. MC22110
7/24/2023 Added addresses as provided by county	
11/2/2023 Revised Tracts statement and use area table	

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

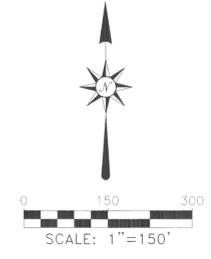
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
 And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of 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	966,445	22.18
Tracts A, C, D, I	Future Development	Private Ownership	2,996,825	68.80
Tracts B, E, F, G, H	Park / Open Space / Drainage	Mayberry, Colorado Springs Metropolitan District No. 1	68,796	1.59
Right-of-Way	Public Road / Street	El Paso County	578,745	13.28
<b>TOTALS</b>			<b>4,610,811</b>	<b>105.85</b>



- 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

Nov. 06, 2023 - 10:35am Plotted by: gdeop P:\MC22110\_Mayberry Filing No. 3\Surveying\CAD Drawings\RR Drawings\MC22110-FP-Figs.dwg



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 DENVER, COLORADO 80204  
 303-753-6730  
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REVISIONS		
Date	Revised per county and owner comments	Drawn By
9/1/2022	Revised per county and owner comments	DD
2/2/2023	Revised per county and owner comments	DD
4/6/2023	Revised per county comment and owner changes	MAG
6/5/2023	Revised per owner changes	
7/24/2023	Added addresses as provided by county	
11/2/2023	Revised Tracts statement and use area table	

File No. MC22110-FP-Figs  
 Date Drawn 5/20/2022  
 Checked By MAG  
 Job No. MC22110

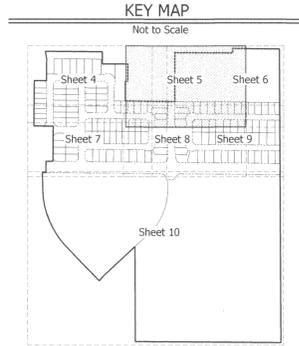


# Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

15221

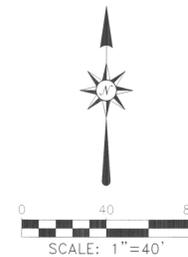
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison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



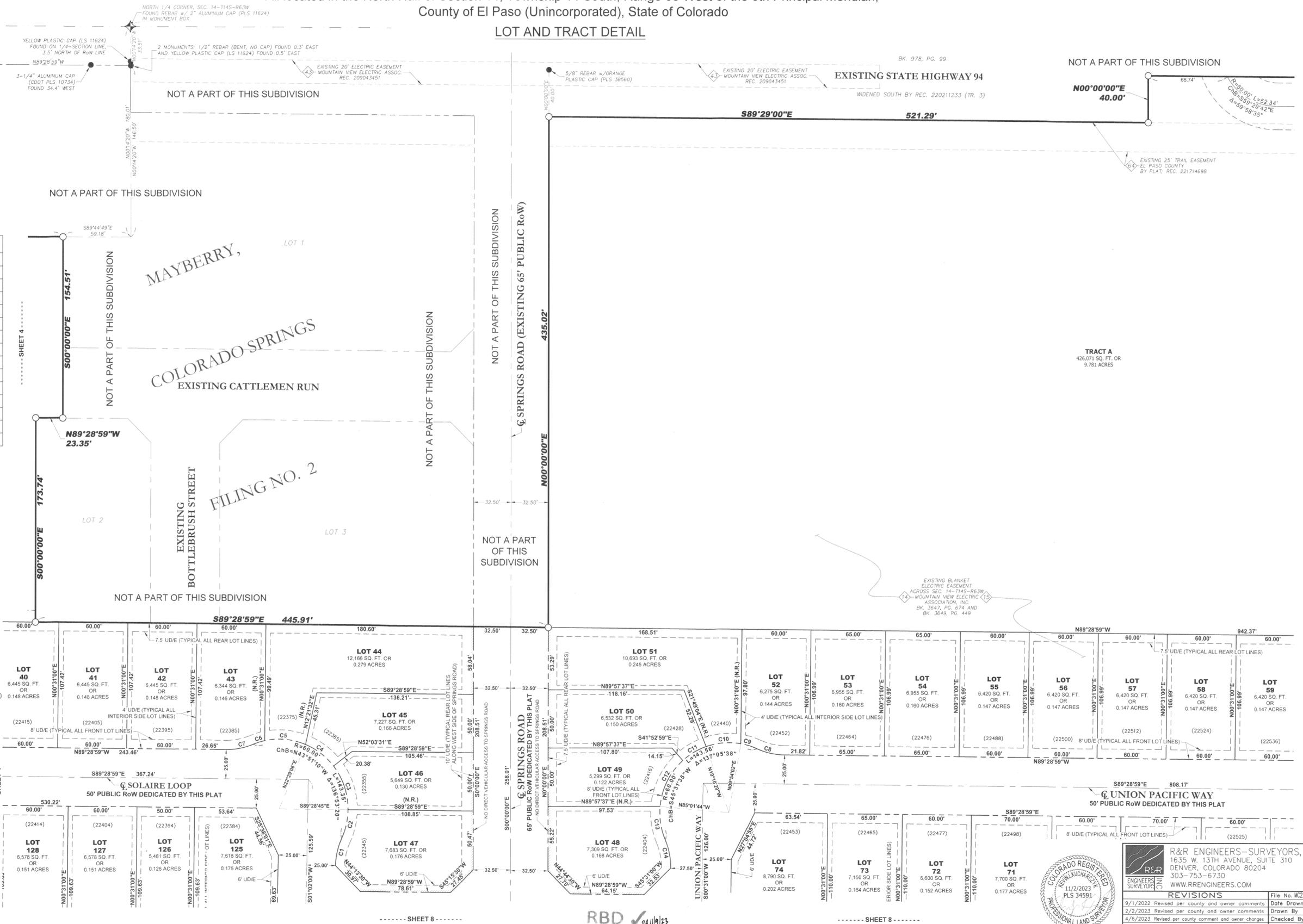
CURVE DATA TABLE					
CURVE #	R=	L=	Δ	ChB	ChD
C1	60.00'	24.23'	23°08'16"	N13°01'22"E	24.07'
C2	60.00'	25.21'	24°04'15"	N12°33'22"E	25.02'
C3	60.00'	40.28'	38°27'43"	N18°42'37"W	39.53'
C4	60.00'	30.97'	29°34'26"	N52°43'42"W	30.63'
C5	60.00'	36.29'	34°39'15"	N84°50'32"W	35.74'
C6	60.00'	10.61'	10°07'41"	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**  
1. See sheet 1 for General Notes



### LEGEND

- Found Survey Monument
- Set Survey Monument (5/8" Rebar w/ 1-1/4" diameter Red Plastic Cap marked PLS 34591 unless otherwise noted)
- ⊕ Section Corner Monument (As Noted)
- Center Line
- Right-of-Way
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- (C) Calculated
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New 02-2023 - E: 25pm; Printed by: design; P: MC22110; Mayberry Filing No. 3; Surveying; CAD; Drawings; RR; Drawings; MC22110-PP; Fig. 3.dwg



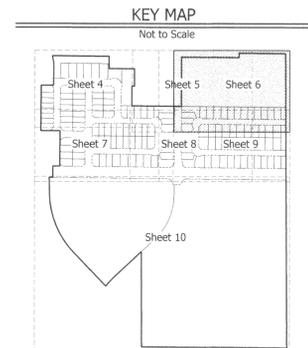
<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENGINEERS.COM	
<b>REVISIONS</b> 9/1/2022 Revised per county and owner comments 2/2/2023 Revised per county and owner comments 4/5/2023 Revised per county comment and owner changes 6/5/2023 Revised per owner changes 7/24/2023 Added addresses as provided by county 11/2/2023 Revised Tracts statement and use area table	File No. MC22110-PP Fig. 3 Date Drawn 5/20/2022 Drawn By DD Checked By MAG Job No. MC22110

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

15221

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

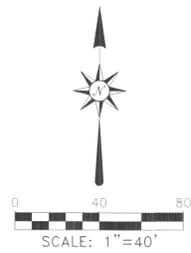
## LOT AND TRACT DETAIL



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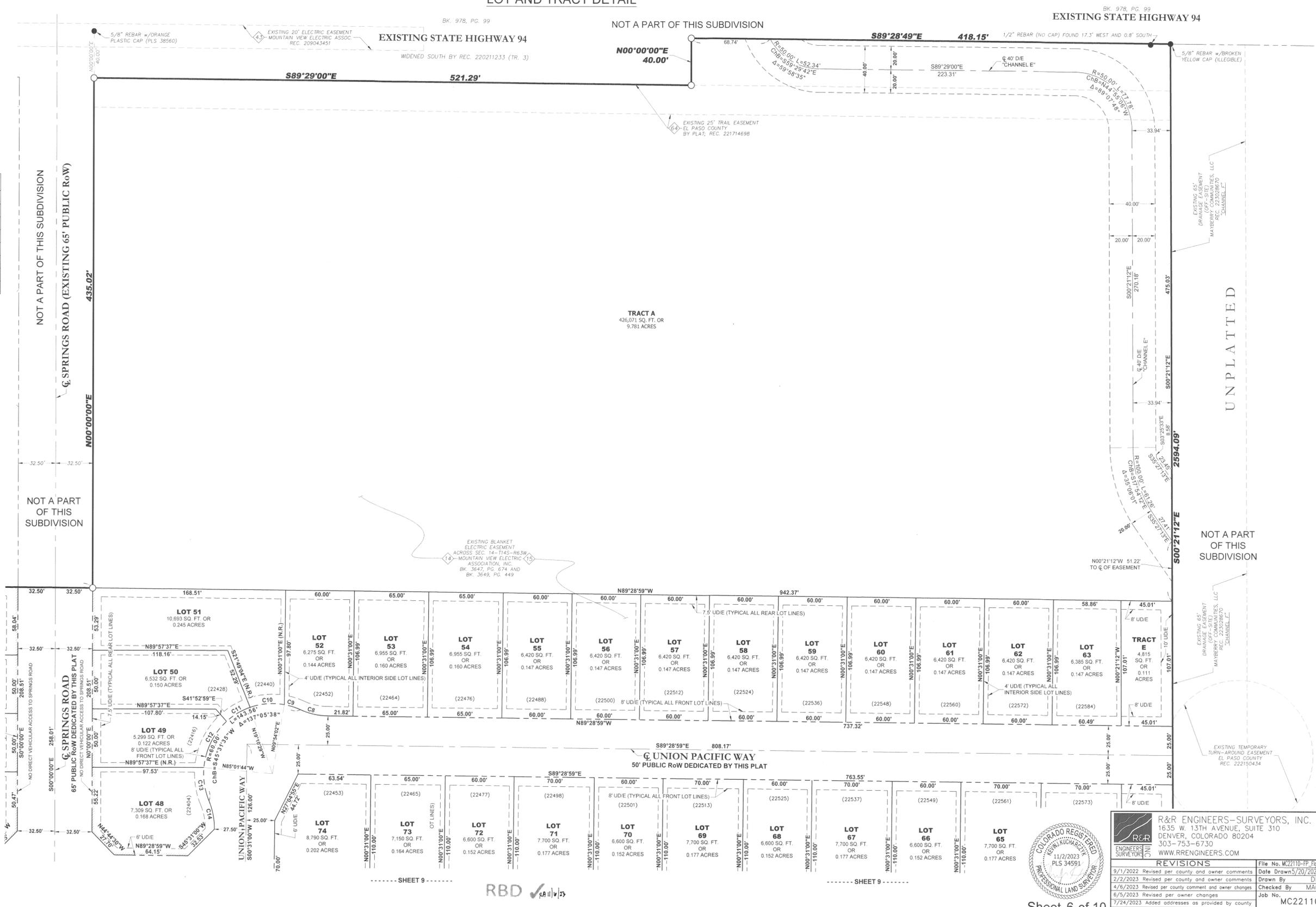
### GENERAL NOTES

- See sheet 1 for General Notes



### LEGEND

- Found Survey Monument
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RBD



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 1635 W. 13TH AVENUE, SUITE 310  
 DENVER, COLORADO 80204  
 303-753-6730  
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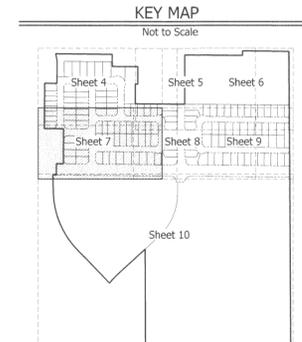
REVISIONS	FILE NO.
9/1/2022 Revised per county and owner comments	MC22110-PP-Fig3
2/2/2023 Revised per county and owner comments	Date Drawn 5/20/2022
4/6/2023 Revised per county comment and owner changes	Drawn By DD
6/5/2023 Revised per owner changes	Checked By MAG
7/24/2023 Added addresses as provided by county	Job No. MC22110
11/2/2023 Revised Tracts statement and use area table	

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

15221

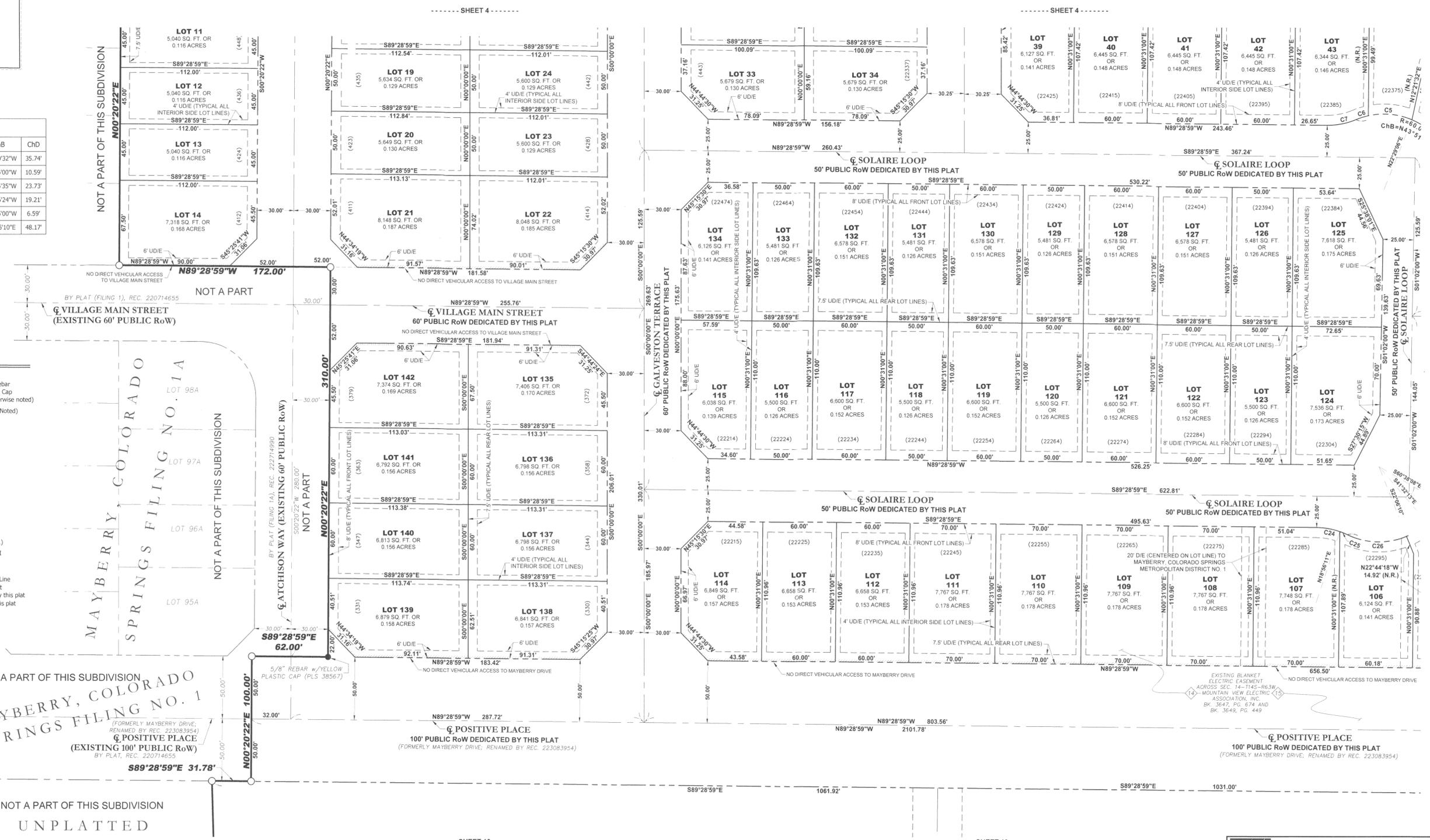
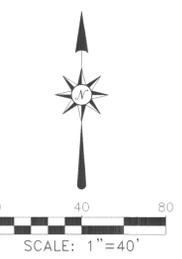
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## LOT AND TRACT DETAIL



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**
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  - Existing Easement Line
  - Tie Line



NOT A PART OF THIS SUBDIVISION  
**MAYBERRY, COLORADO SPRINGS FILING NO. 1**  
(FORMERLY MAYBERRY DRIVE, RENAMED BY REC. 223083954)  
POSITIVE PLACE  
(EXISTING 100' PUBLIC RoW)  
BY PLAT, REC. 220714655

NOT A PART OF THIS SUBDIVISION  
**UNPLATTED**

RBD *28 11/1/23*

**GENERAL NOTES**  
1. See sheet 1 for General Notes



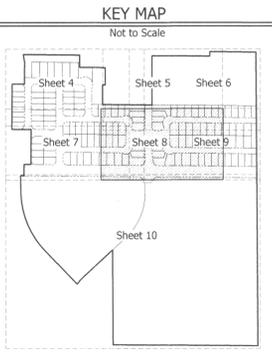
<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b>	
1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENINEERS.COM	
<b>REVISIONS</b>	File No. MC22110-HP-153
9/1/2022 Revised per county and owner comments	Date Drawn 5/20/2022
2/2/2023 Revised per county and owner comments	Drawn By DD
4/6/2023 Revised per county comment and owner changes	Checked By MAG
6/5/2023 Revised per owner changes	Job No.
7/24/2023 Added addresses as provided by county	MC22110
11/2/2023 Revised Tracts statement and use area table	

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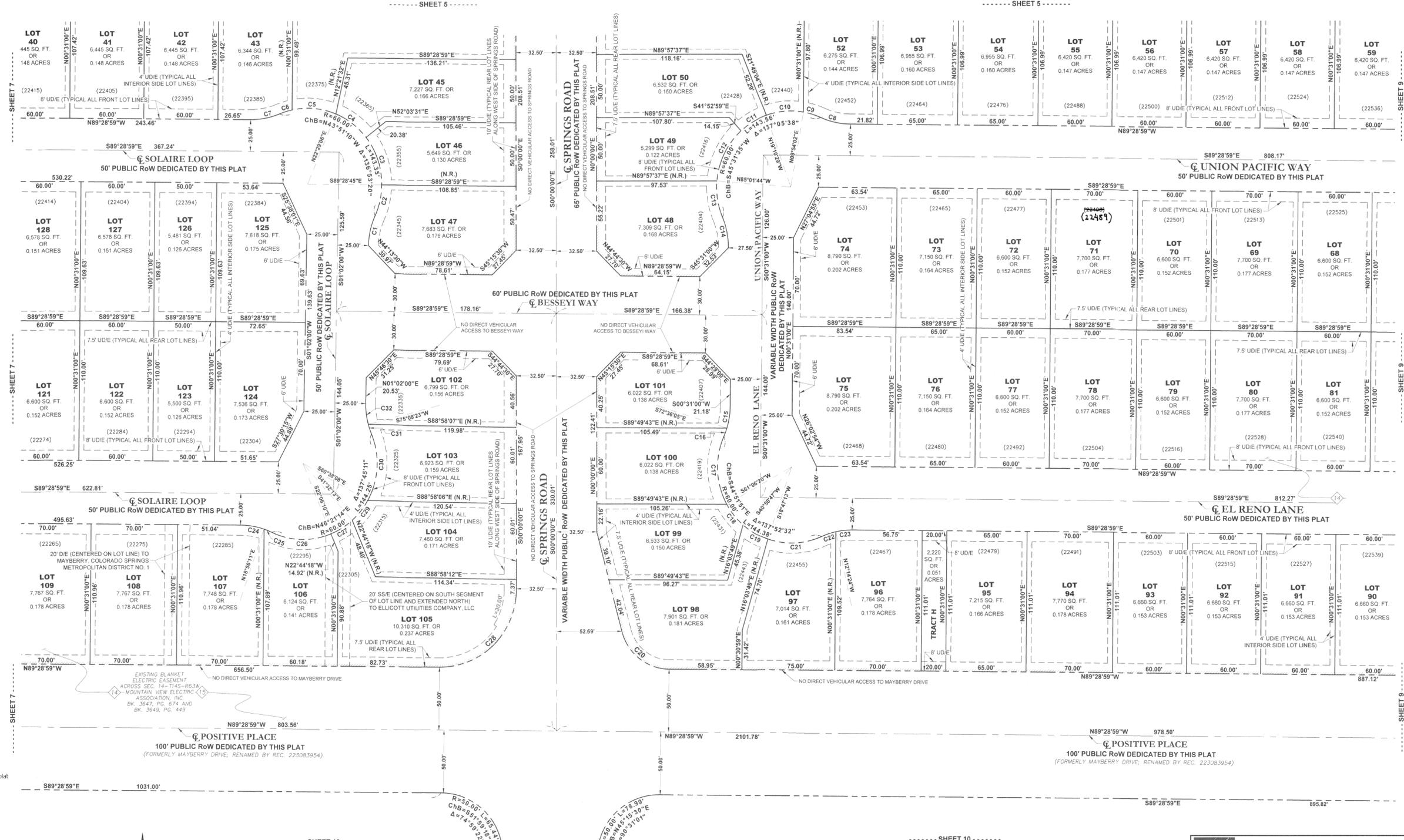
Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3

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

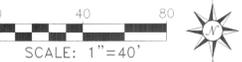
LOT AND TRACT DETAIL



CURVE DATA TABLE with columns CURVE #, R=, L=, Δ, ChB, and ChD. It lists 32 curves with their respective geometric data.



- LEGEND: Found Survey Monument, Set Survey Monument, Section Corner Monument, Center Line, Right-of-Way, Arc Radius, Arc Length, Chord Bearing, Chord Distance, Delta (Interior Angle), Not Radial, Utility and Drainage Easement, Sanitary Sewer Easement, Drainage Easement, Calculated, Platted, Address, Title Commitment Schedule BII, 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.



RBD 24/11/23

GENERAL NOTES 1. See sheet 1 for General Notes



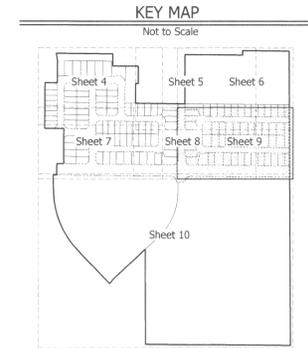
R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENGINEERS.COM REVISIONS table with columns for date, description, and initials.

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

15221

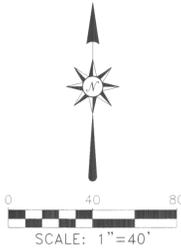
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## LOT AND TRACT DETAIL

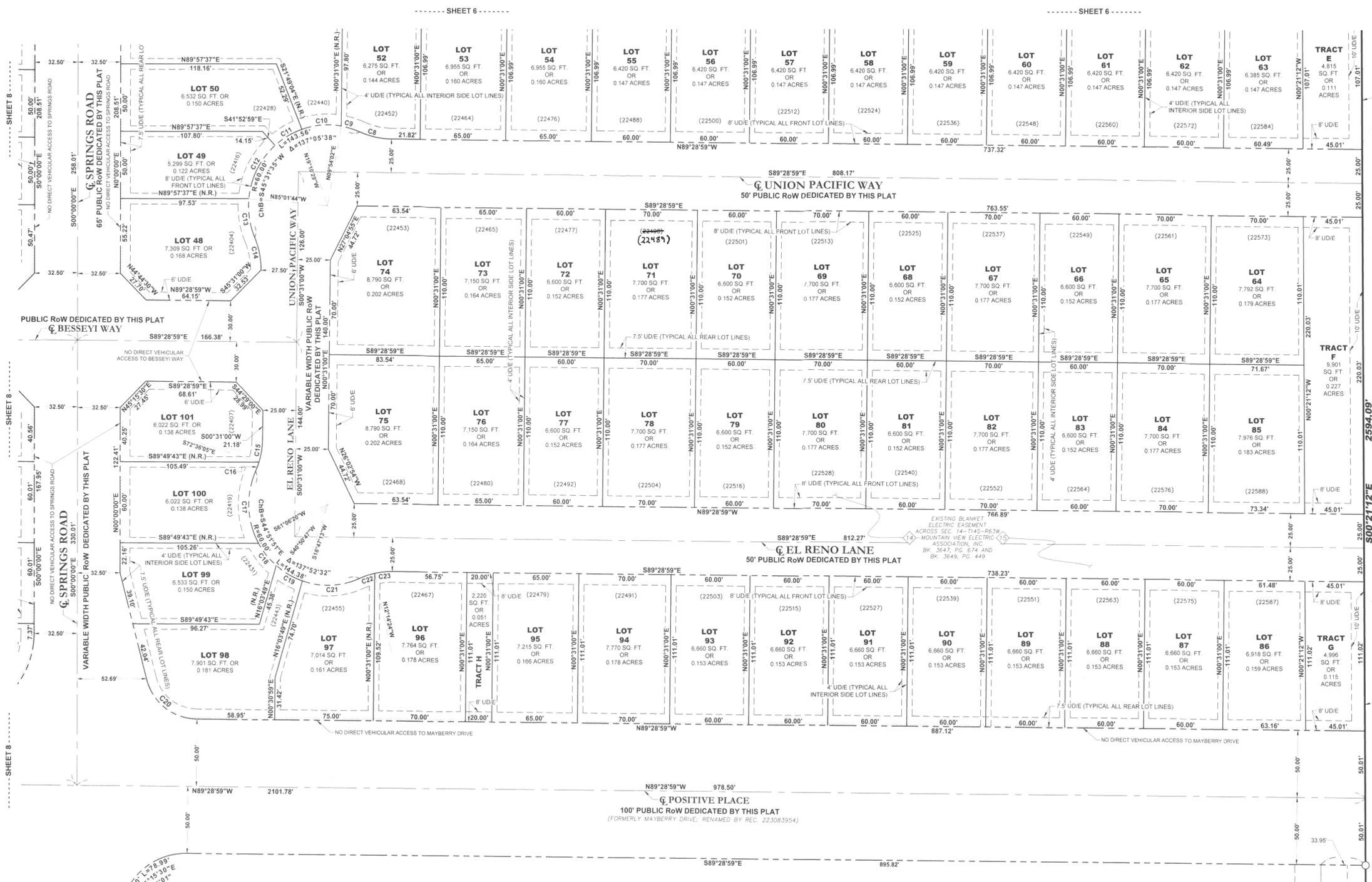


CURVE #	R=	L=	Δ	CHB	CHD
C8	60.00'	24.67'	23°33'23"	N77°42'18"W	24.49'
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C14	60.00'	24.56'	23°27'28"	S11°17'30"E	24.39'
C15	60.00'	17.68'	16°52'55"	N8°57'28"E	17.61'
C16	60.00'	6.99'	6°40'28"	N20°44'09"E	6.99'
C17	60.00'	55.47'	52°58'04"	S2°24'38"E	53.51'
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
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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**

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
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7/24/2023	Added addresses as provided by county	
11/2/2023	Revised Tracts statement and use area table	



Sheet 9 of 10

RBD 11/9/23

UNPLATTED  
NOT A PART OF  
THIS SUBDIVISION

NOT A PART OF  
THIS SUBDIVISION

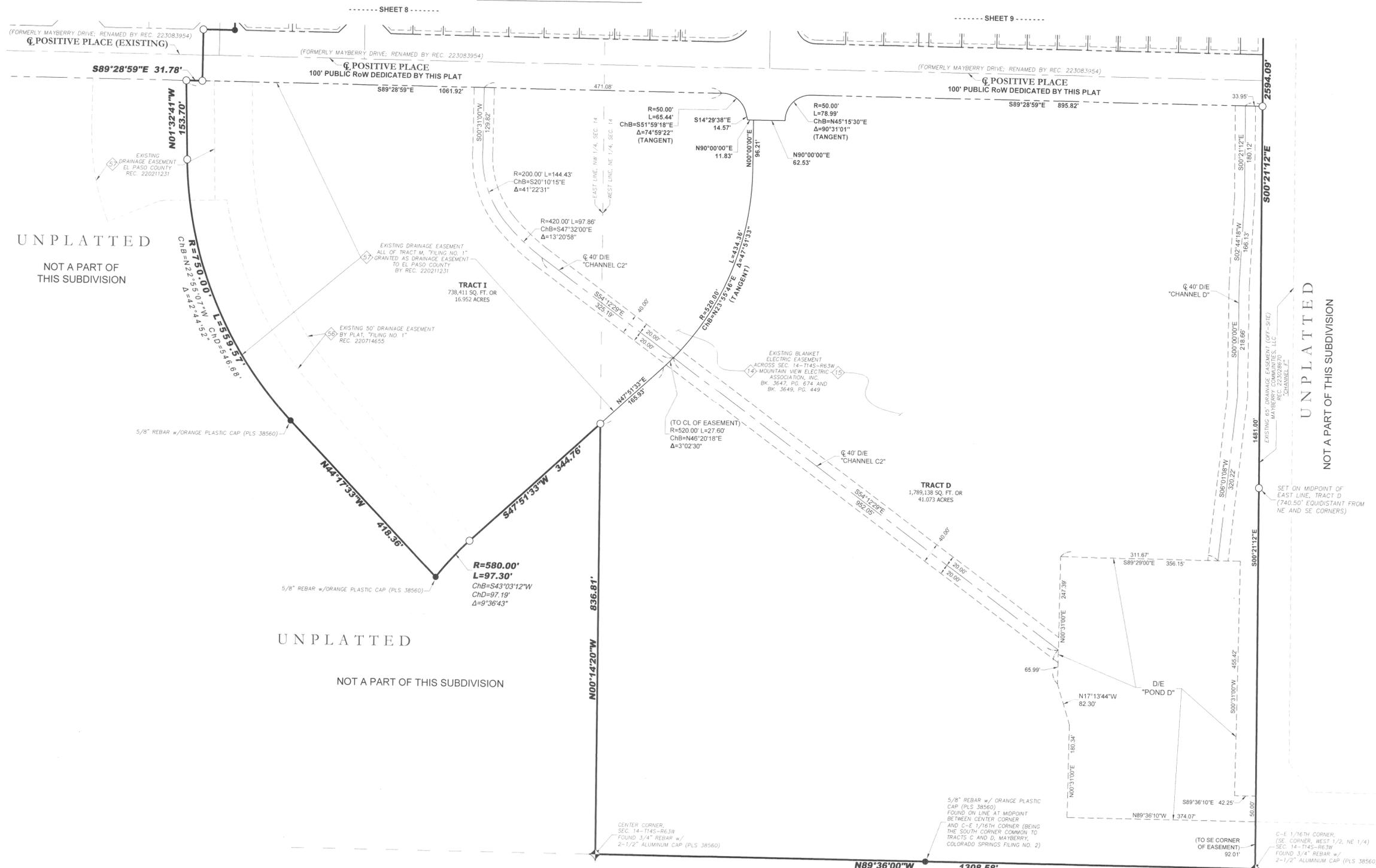
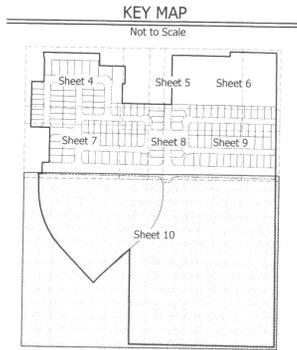
Nov 06, 2023 - 10:39am Plotted by: dtdrip P:\MC22110 Mayberry Filing No. 3\Surveying\CAD Drawings\RR Drawings\MCC22110-FP-Fig3.dwg

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

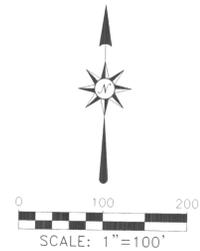
A Replat of part of Tract M and all of Tract P, MAYBERRY, COLORADO SPRINGS FILING NO. 1, and all of Tracts A, B, C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2,  
And that part of Springs Road Right-of-Way lying South of said Tract A and that part of Village Main Street Right-of-Way lying East of Atchison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

15221

## LOT AND TRACT DETAIL



**GENERAL NOTES**  
1. See sheet 1 for General Notes



**LEGEND**

- Found Survey Monument
- Set Survey Monument (5/8" Rebar w/ 1-1/4" diameter Red Plastic Cap marked PLS 34591 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)
- D/E Drainage Easement Dedicated by this plat
- U/D/E Utility and Drainage Easement dedicated by this plat
- (C) Calculated
- (P) Platted
- ◆ Title Commitment Schedule BII item as listed on sheet 1
- No Direct Vehicular Access
- Exterior Subdivision Boundary Line
- Lot Line established by this Plat
- Right-of-Way Line dedicated by this plat
- Easement Line dedicated by this plat
- Center Line
- Existing Platted Lot Line
- Existing Right-of-Way Line
- Existing Easement Line



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REVISIONS		File No. MC22110-FP-Plat 3
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
6/5/2023	Revised per owner changes	Job No. MC22110
7/24/2023	Added addresses as provided by county	
11/2/2023	Revised Tracts statement and use area table	