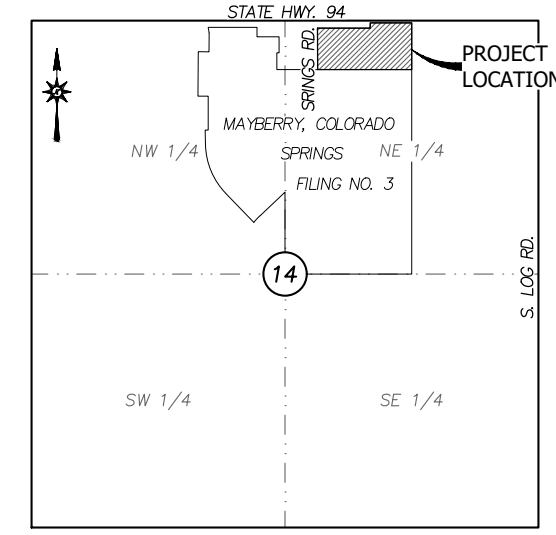


Final Plat of  
**MAYBERRY, COLORADO SPRINGS FILING NO. 4**  
Being a replat of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3  
Lying the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian  
County of El Paso (Unincorporated), State of Colorado



VICINITY MAP  
Section 14-T14S-R63W of the 6th P.M.  
-Not to Scale-

**SHEET INDEX**

- Sheet 1.....Subdivision Boundary Description, Dedications, Notes, Approvals, etc.
- Sheet 2.....Plat Boundary Detail and map of As Originally Platted by MAYBERRY, COLORADO SPRINGS FILING NO. 3
- Sheet 3.....Plat Boundary and New Lot and Right-of-Way Replat Detail

**SUBDIVISION BOUNDARY DESCRIPTION**

All of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3, a subdivision of land in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado, the plat of said subdivision recorded November 15, 2023 as Reception Number 223715221 in the Office of the Clerk and Recorder of El Paso County, Colorado, said Tract containing 426,071 square feet or 9.781 acres.

**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. 4". 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

**ACKNOWLEDGEMENT**

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

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

R. Randy Goodson, President

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

Witness my hand and official seal

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

**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

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Justin Leveille, 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

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

**APPROVALS**

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

This plat for MAYBERRY, COLORADO SPRINGS FILING NO. 4 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval.

The dedications of land to the public streets and easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

\_\_\_\_\_  
Chair, Board of County Commissioners

\_\_\_\_\_  
Date

\_\_\_\_\_  
Planning and Community Development Director

\_\_\_\_\_  
Date

**RELEASE AND VACATION OF "CHANNEL E" DRAINAGE EASEMENT ORIGINALLY DEDICATED BY PLAT**

The 45' Drainage Easement known as "Channel E", originally dedicated and established by the plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3, is hereby released and vacated. (Note: The location and extent of this easement is being revised by this plat as specified in the New Channel E Revised Drainage Easement and Right-of-Way Preservation verbiage in Plat and Subdivision Note 3 below.)

**PLAT AND SUBDIVISION NOTES**

- ROAD/STREET PUBLIC RIGHT-OF-WAYS DEDICATION:** The road and/or street Right-of-Ways shown on this plat as "PUBLIC RoW DEDICATED BY THIS PLAT" are hereby dedicated to El Paso County for public use.
- RESTRICTION OF DIRECT VEHICULAR ACCESS TO SPRINGS ROAD AND STATE HIGHWAY 94:** There shall be no direct vehicular access to Springs Road and State Highway 94 from any Lots within this subdivision. Indirect access to said road and highway is facilitated via the public Right-of-Way dedicated by this plat.
- EASEMENTS HEREBY DEDICATED:**

**UTILITY AND DRAINAGE EASEMENTS:** *Unless otherwise indicated*, side lot lines are hereby platted on each side with a 5 feet wide public utility and drainage easement except for Lots 1 and 8, which are hereby platted with an 8 feet wide public utility and drainage easement along the West side lot lines adjoining Springs Road, and the East side lot line of Lot 5 which is hereby platted with a 45 feet wide public utility and drainage easement; all rear lot lines are hereby platted with a 7 feet wide public utility and drainage easement; all front lot lines are hereby platted with an 8 feet wide public utility and drainage easement, said easements being annotated hereon sheet 3 of this plat as "UD/E" (Utility and Drainage Easement). The sole responsibility of these easements is hereby vested with the individual property owners.

**30' TRAIL EASEMENT TO EL PASO COUNTY:** A 30' wide trail easement along the East line of Lot 5 is hereby dedicated to El Paso County, Colorado for public use, annotated hereon sheet 3 of this plat as "30' TRAIL 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 sheet 3 of this plat as "D/E" (Drainage Easement).

**NEW "CHANNEL E REVISED" DRAINAGE EASEMENT AND RIGHT-OF-WAY PRESERVATION:** The "Channel E Revised" Drainage Easement along the northerly portion of Lots 3 and 4 is included in above dedication to Mayberry, Colorado Springs Metropolitan District No. 1, however, is also subject to the following restriction: Permanent buildings or other permanent vertical structures are hereby prohibited from lying within any part of this easement. Other improvements such as paving, curb and gutter, parking, landscaping, temporary sheds for storage, etc. are allowed to occupy this easement, provided such improvements do not damage the drainage improvements therein nor interfere with the free and unobstructed flow of storm drainage for which the easement is intended.

Mayberry, Colorado Springs Metropolitan District No. 1, its successors and/or assigns is responsible for the facilities within its easements. The surface maintenance of the easements is the responsibility of the individual property owner/s.

- MASTER DECLARATION OF OF COVENANTS** (by separate document): Certain Lots 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.
- The subdivider / developer is responsible for extending utilities to each lot or building site. Water and wastewater service is provided by Ellicott Utilities Company, LLC, subject to Provider's rules, regulations and specifications. Gas service for this subdivision is provided by Black Hills Energy, subject to Provider's rules, regulations and specifications. Electric service for this subdivision is provided by Mountain View Electric Association, subject to Provider's rules, regulations and specifications.
- All proposed road and drainage construction within this subdivision will be performed to El Paso County Standards. Roads and drainage facilities within the public street Right-of-Ways will be maintained by El Paso County upon final acceptance of these facilities after the two-year warranty period.
- The following reports, and as amended, have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Development Department: Natural Features; Wildlife Hazard and Vegetation; Geology and Soils; Water Supply; Wastewater Treatment; Final Drainage Report; Erosion Control Plan; Traffic Impact Study.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual Lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
- Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution No. 19-471) and any subsequent amendments. Fees for each Lot within this subdivision shall be paid in full at the time of building permit issuance.
- The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.
- 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 (SIA) recorded under Reception No. \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado, or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.  
This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
- A geologic hazard evaluation was prepared for this property by CTLThompson, Inc., final report dated September 8, 2022, and can be found in file SF2317 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 undocumented fill. The potential geologic hazards were found to be sporadic at the site. The impact and mitigations of any potential geologic hazards should be evaluated by the geotechnical engineer upon performing a site specific, design-level geotechnical investigation at such time individual lots are developed.
- This subdivision is surrounded by agricultural land. Property owners may be impacted by sounds, smells and/or activities associated with active agricultural practices. Pursuant to Article 3.5, Title 35, C.R.S., it is the declared policy of the State of Colorado to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. Colorado is a "Right-to-Farm" State pursuant to C.R.S. 35-3.5-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary impact of living in a county with a strong rural character and a healthy agricultural sector. State law provides that ranching, farming, or other agricultural activities and operations shall not be considered to be nuisances so long as operated in conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, odors, lights, mud, dust, smoke, chemicals, machinery on public roads, livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides, and one or more of which may naturally occur as a part of legal and non-negligent agricultural operations. (Used when subdivision is adjacent to an existing agricultural operation such as feedlot, farmed field, or when determined necessary by the Project Manager).
- The specific uses of the site shall be limited to those included in the traffic impact study provided with PCD file no. SF2317. The applicant shall be requested to provide a revised traffic impact study to be submitted and approved prior to initiation of any uses beyond those included in the traffic impact study.

**PLAT AND SUBDIVISION NOTES (continued)**

**19. 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 Land Title Guarantee Company for Old Republic National Title Insurance Company as order number RND55109421 with an effective date of January 30, 2023 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 and lying within the boundaries of this subdivision, if they are still in affect, 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 listed below. The item number listed below, 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/or listed below.

- 9. Book A at Page 78;
- 10. Book 350 at Page 274;
- 11. Book 526 at Page 436;
- 12. Book 3260 at Page 701;
- 13. Book 3527 at Page 176;
- 14. Book 3647 at Page 674 (plotted);
- 15. Book 3649 at Page 449 (plotted);
- 16. Book 3718 at Page 812;
- 17. Reception No. 97015577;
- 18. Reception Nos. 98165598, 204006312, 204006313, 204053279, 204053279, 208100005, 208100007, 213038017, 213038197, 204190085 and 204190086;
- 19. Reception No. 201019028;
- 20. Reception No. 201021723;
- 21. Reception No. 201034352;
- 22. Reception No. 201173795;
- 23. Reception No. 202050995;
- 24. Reception No. 202050996;
- 25. Reception No. 202092688;
- 26. Reception No. 203138552 (not plotted, released/vacated by Fig. 3 plat);
- 27. Reception No. 203138553 (not plotted, released/vacated by Fig. 3 plat);
- 28. Reception No. 203139554 (not plotted, released/vacated by Fig. 3 plat);
- 29. Reception No. 204006308 (not plotted, released/vacated by Reception No. 222150441);
- 30. Reception No. 204015159;
- 31. Reception No. 204043959;
- 32. Reception No. 204045661;
- 33. Reception No. 204061415 (not plotted, released/vacated by Fig. 3 plat);
- 34. Reception No. 204189404;
- 35. Reception No. 204189405;
- 36. Reception No. 205012856 (not plotted, released/vacated by Fig. 3 plat);
- 37. Reception No. 206029706;
- 38. Reception Nos. 206098620, 207001700;
- 39. Reception Nos. 206149054, 206149055;
- 40. Reception No. 206165180;
- 41. Reception No. 206165181;
- 42. Reception No. 206165182;
- 43. Reception No. 209043451 (plotted, lies within Hwy. 94 Right-of-Way);
- 44. Reception No. 214003507;
- 45. Reception No. 214018538;
- 46. Reception No. 214030731;
- 47. Reception No. 214038069;
- 48. Reception No. 214117420;
- 49. Reception No. 216114888;
- 50. Reception Nos. 217150656, 217151050;
- 51. Reception Nos. 219085337, 219087971, 21992656, 21997309;
- 52. Reception No. 219142179;
- 53. Reception No. 219146540;
- 54. Reception No. 219154809;
- 55. Reception Nos. 22088380, 220139219, 220140324;
- 56. Reception No. 220714655 (Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1 - this plat was never a part of Fig. 1);
- 57. Reception No. 220211232;
- 58. Reception No. 220212002;
- 59. Reception No. 220213263;
- 60. Book 120 at Page 254 (duplicate of item 56);
- 61. Reception No. 22134250;
- 62. Reception No. 22147142;
- 63. Reception No. 221714698 (Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2 - the easements within Fig. 2 that laid within this Fig. 4 replat were released/vacated by Fig. 3, except the 25' Trail Easement along North line, plotted);
- 64. Reception No. 22160199;
- 65. Reception Nos. 22185482, 22185463, 22185476, 84578, 84568, 22184919;
- 66. Reception No. 22186550;
- 67. Reception Nos. 22186552, 22186553;
- 68. Reception No. 221149080;
- 69. Reception No. 222055125;
- 70. Reception No. 222107505 (See Plat and Subdivision Note 4);
- 71. Reception No. 222150435 (Blanket, not plotted and applies only to residential lots. The lots in this Fig. 4 replat are commercial).

**GENERAL NOTES**

- 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.
- 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.
- 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.
- 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 sheets 2 and 3 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 prismsodal 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.
- On the map sheets of this plat, references of "FILING NO. 1" or "FLG. NO. 1" refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1 (Reception No. 220714655), references of "FILING NO. 2" or "FLG. NO. 2" refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2 (Reception No. 221714698), and references of "FILING NO. 3" or "FLG. NO. 3" refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3 (Reception No. 223715221).
- Dimension units shown are U.S. Survey Feet.
- 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 results of a survey made on July 13, 2023, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. and recorded as Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

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

**FEES**

Drainage: \$0 -- Ellicott Consolidated  
Bridge: \$0 -- Ellicott Consolidated

El Paso County PCD File No: SF2317

**OWNER OF RECORD**

Mayberry Communities, LLC  
3295 Divine Heights, Suite 104  
Colorado Springs, CO 80922  
Ph: 719-426-7810  
(by Reception No. 221140101  
(Parcel H) recorded July 22, 2021)

**SURVEYOR AND ENGINEER**

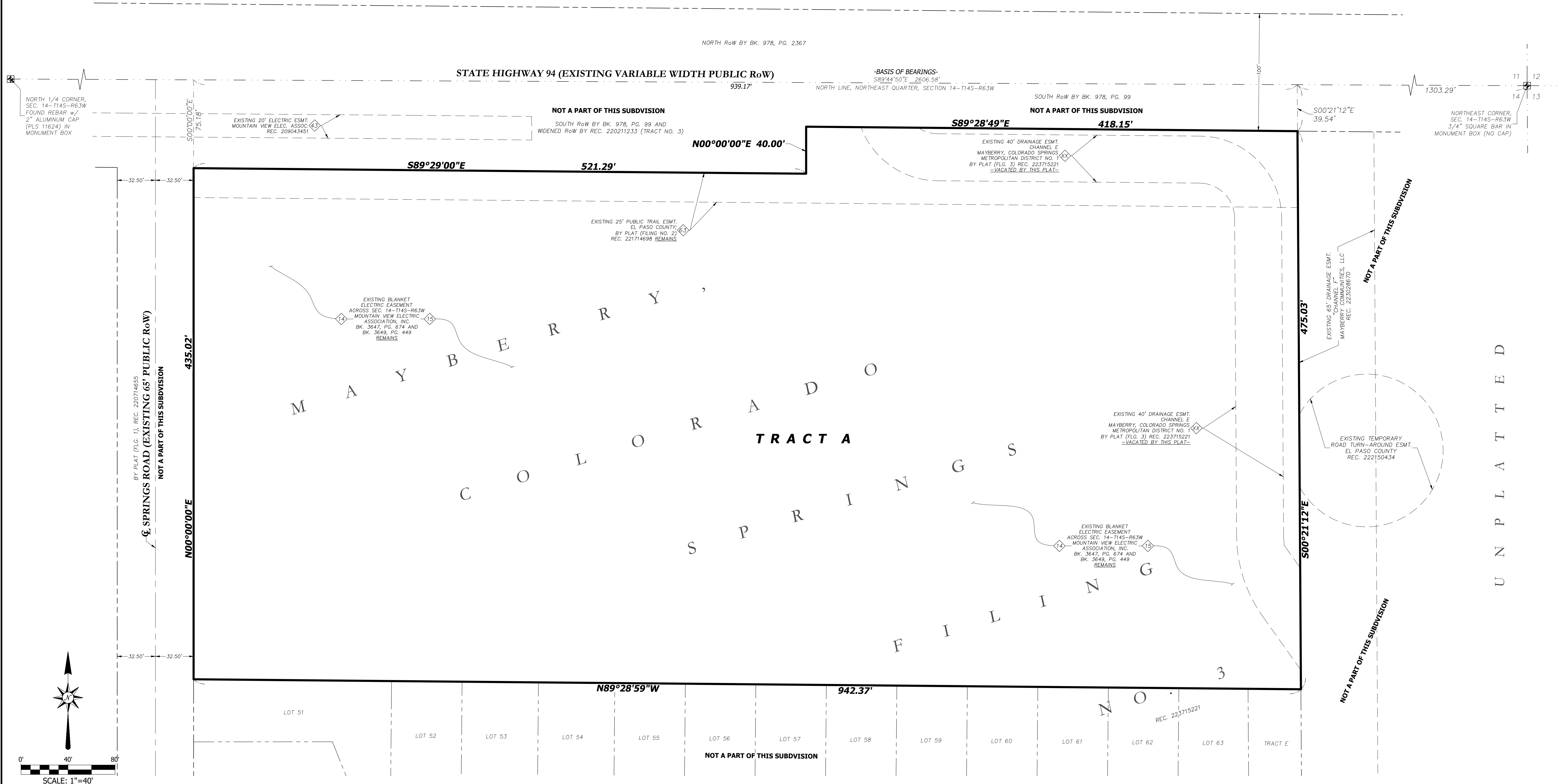
R&R Engineers-Surveyors, Inc.  
1635 W. 13th Avenue, Suite 310  
Denver, CO 80204  
Ph: 303-753-6730  
Surveyor: Kevin Kucharczyk, PLS 34591  
Engineer: Tim Stackhouse, PE 61924

R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 www.rrengineers.com		
Sheet 1 of 3		
REVISIONS		
08/20/2023	Revised per county comments	File: MC22249-FP(Fig4)
01/15/2023	Revised per county comments	Orig. Issue Date: 4/6/2023
11/02/2021	Revised per county comments	Drawn By: DD
04/26/2021	Changed Business Park to Business Park Drive	Checked By:
R&R Project No.		
MC22249		



Final Plat of  
**MAYBERRY, COLORADO SPRINGS FILING NO. 4**  
 Being a replat of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3  
 Lying the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian  
 County of El Paso (Unincorporated), State of Colorado

AS ORIGINALLY PLATTED BY "MAYBERRY, COLORADO SPRINGS FILING NO. 3" AND VACATIONS OF PREVIOUSLY PLATTED EASEMENTS



**LEGEND**

	Set Survey Monument - 5/8" Rebar with Yellow Plastic Cap Stamped "PLS 38567"
	Found Survey Monument, As Noted
	Section Corner in Monument Box
	Reception Number
	Easement
	Subdivision Exterior Boundary Line
	Center Line
	Existing Platted Lot Line
	Existing Right-of-Way Line
	Section Line or Quarter-Section Line
	Existing Easement Line

**R&R ENGINEERS-SURVEYORS, INC.**  
 1635 W. 13TH AVENUE, SUITE 310  
 DENVER, COLORADO 80204  
 303-753-6730  
 www.rrengineers.com

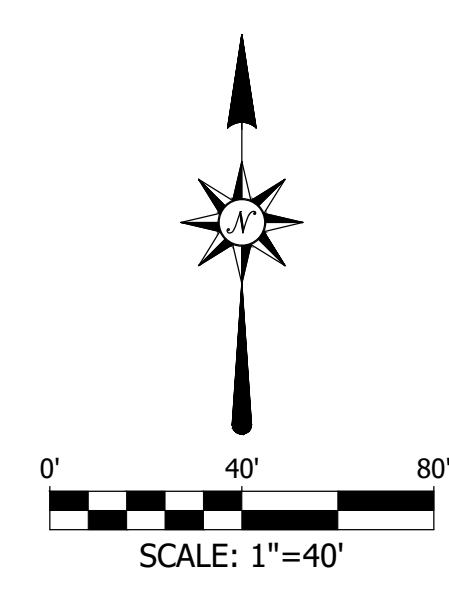
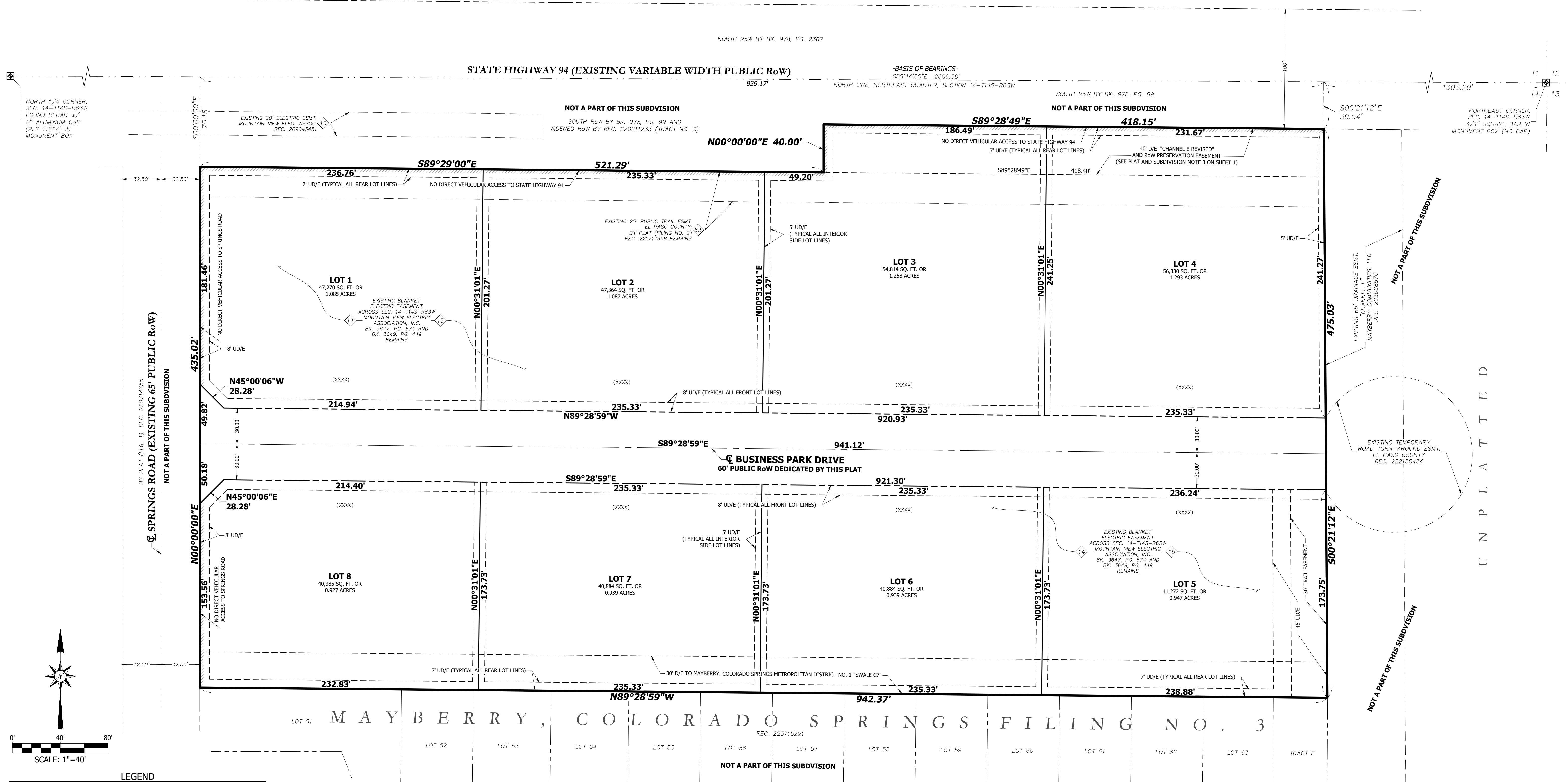
Sheet 2 of 3

REVISIONS		File: MC22249-FP(Fig4)
08/20/2023	Revised per county comments	Orig. Issue Date: 4/6/2023
01/15/2023	Revised per county comments	Drawn By: DD
11/20/2021	Revised per county comments	Checked By:
11/24/2021	Adapted Business Park to Business Park Drive	R&R Project No.

MC22249

Jan 25, 2024 - 12:58pm. Plotted by: ddavis. P:\MC22249 Proposed Mayberry Filing No. 4 (Current) Tract A, Mayberry Filing No. 3\Surveying\CAD Drawings\RR Drawings\MC22249-FP-Fig4-Rev4.dwg

Final Plat of  
**MAYBERRY, COLORADO SPRINGS FILING NO. 4**  
 Being a replat of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3  
 Lying the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian  
 County of El Paso (Unincorporated), State of Colorado  
**AS HEREBY REPLATTED**



**LEGEND**

- Set Survey Monument - 5/8" Rebar with Yellow Plastic Cap Stamped "PLS 38567"
- Found Survey Monument, As Noted
- ⊠ Section Corner in Monument Box
- UD/E Utility and Drainage Easement dedicated by this plat
- D/E Drainage Easement to Mayberry, Colorado Springs Metropolitan District No. 1 dedicated by this plat
- SQ. FT. Square Feet
- (XXXX) Address (See Plat and Subdivision Note 9 on sheet 1)
- REC. Reception Number
- Subdivision Exterior Boundary Line
- Right-of-Way Line dedicated by this plat
- Lot Line established by this plat
- Easement Line dedicated by this plat
- Center Line
- Existing Platted Lot Line
- Existing Right-of-Way Line
- Section Line or Quarter-Section Line
- Existing Easement Line
- No Direct Vehicular Access

**USE / AREA TABLE**

	Planned Use	Planned Ownership	Total Square Feet	Total Acres
Lots (8)	Commercial	Private	369,204	8.48
Right-of-Way	Public Road / Street	El Paso County	56,867	1.30
Totals			426,071	9.78

**R&R ENGINEERS-SURVEYORS, INC.**  
 1635 W. 13TH AVENUE, SUITE 310  
 DENVER, COLORADO 80204  
 303-753-6730  
 www.rrengineers.com

Sheet 3 of 3

**REVISIONS**

Date	Description	By
03/20/2023	Revised per county comments	
01/15/2023	Revised per county comments	
11/01/2021	Revised per county comments	DD
10/20/2021	Adapted Business Park to Business Park Drive	

File: MC22249-FP(Fig4)  
 Orig. Issue Date: 4/6/2023  
 Drawn By: DD  
 Checked By:  
 R&R Project No.  
 MC22249

Jan. 25, 2024 - 12:58pm. Plotted by: ddms. P:\MC22249-Proposed Mayberry Filing No. 4 (Current Tract A, Mayberry Filing No. 3)\Survey\CAD Drawings\DR Drawings\MC22249-FP-Fig4-Rev4.dwg