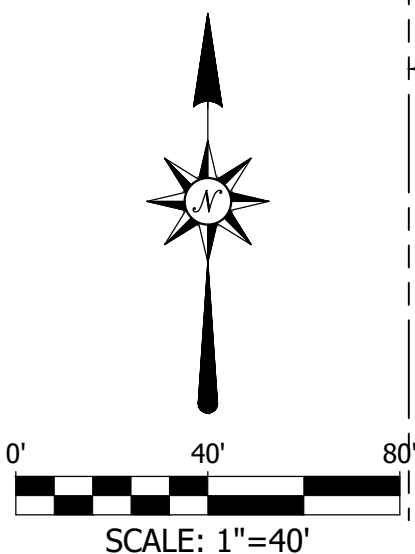
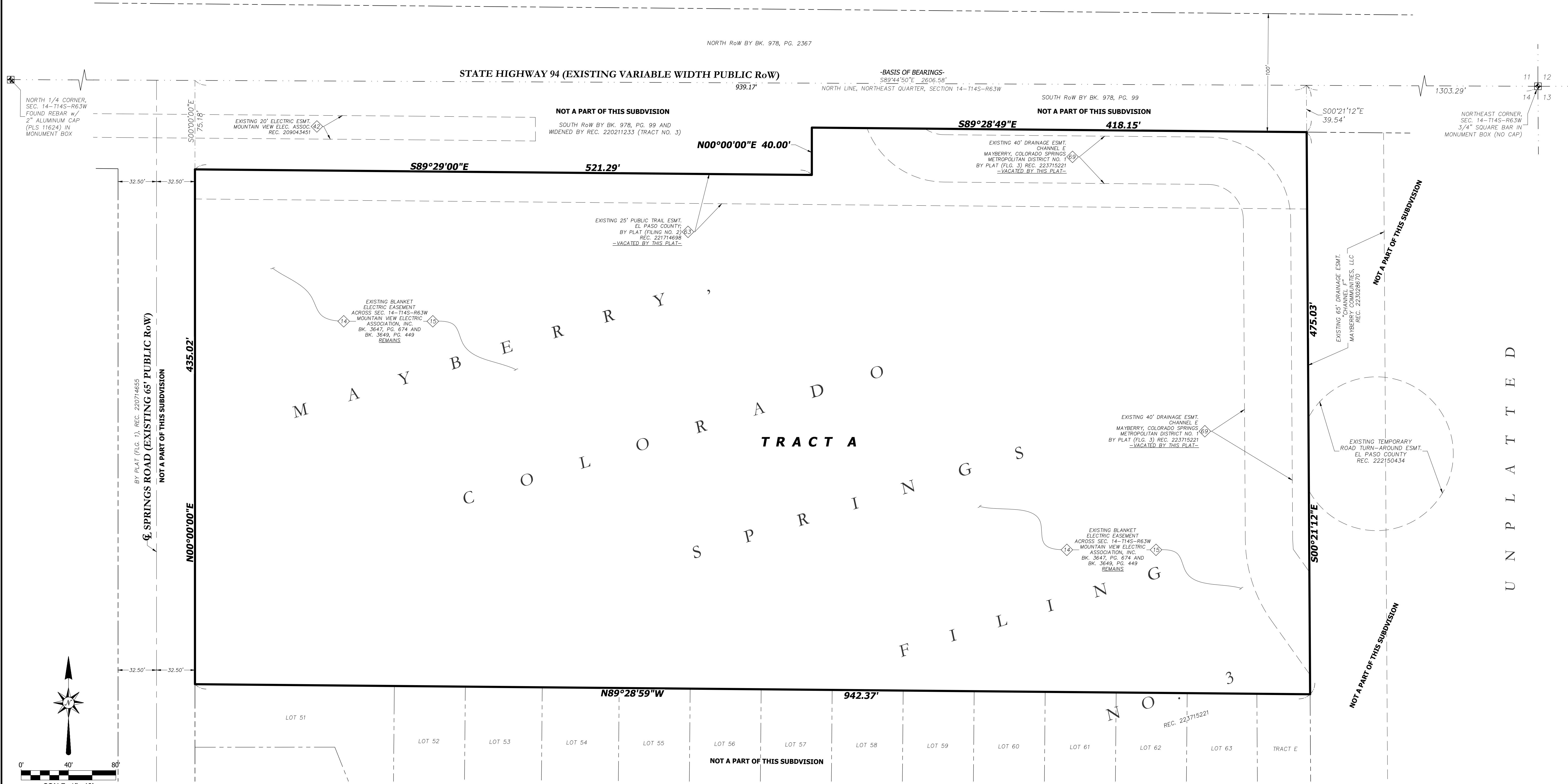




Final Plat of  
**MAYBERRY, COLORADO SPRINGS FILING NO. 4**  
 Being a replat of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3  
 Lying the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian  
 County of El Paso (Unincorporated), State of Colorado

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

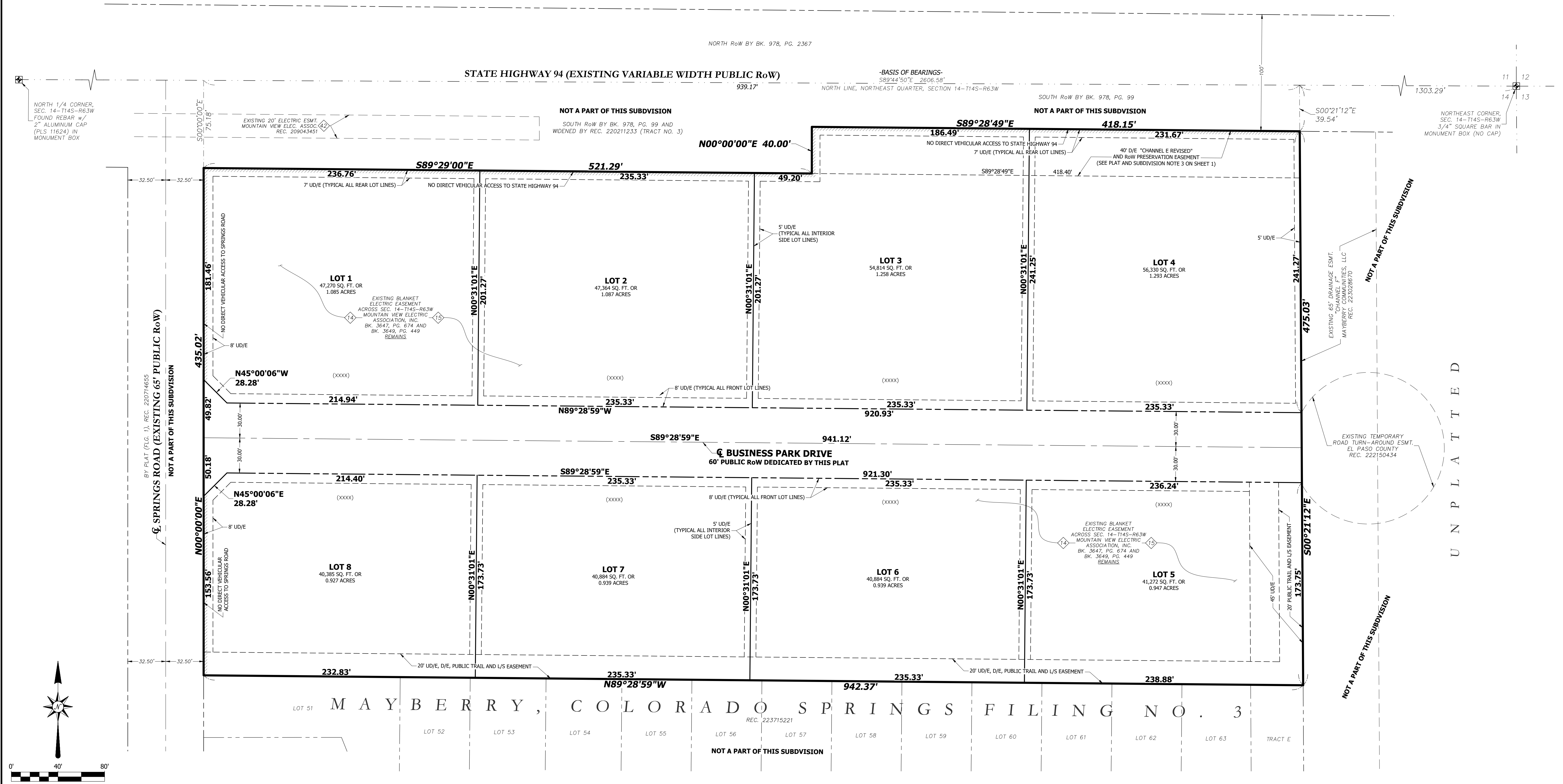
**R&R ENGINEERS-SURVEYORS, INC.**  
 1635 W. 13TH AVENUE, SUITE 310  
 DENVER, COLORADO 80204  
 303-753-6730  
 www.rrengineers.com

Sheet 2 of 3

REVISIONS	FILE
08/20/2023 Revised per county comments	MC22249-FP(Fig4)
01/15/2023 Revised per county comments	Orig. Issue Date: 4/6/2023
11/20/2022 Revised per county comments	Drawn By: DD
12/02/2021 Revised Business Plan to Business Plan Order, revised easements	Checked By:
	R&R Project No.
	MC22249

Dec 18, 2024 6:57pm Plotted by: address: P:\MC22249\_Plotting\Mayberry\_Filing\_No\_4\_Corner1\_Tract\_A\_Mayberry\_Filing\_No\_3\Surveying\CAD Drawings\WB 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**



MAYBERRY, COLORADO SPRINGS FILING NO. 3

**LEGEND**

○	Set Survey Monument - 5/8" Rebar with Yellow Plastic Cap Stamped "PLS 38567"	—	Subdivision Exterior Boundary Line
●	Found Survey Monument, As Noted	—	Right-of-Way Line dedicated by this plat
⊠	Section Corner in Monument Box	—	Lot Line established by this plat
UD/E	Public Utility and Drainage Easement dedicated by this plat	—	Easement Line dedicated by this plat
D/E	Subsurface Drainage Easement to Mayberry, Colorado Springs Metropolitan District No. 1 and Mayberry, Colorado Springs Metropolitan District No. 3, Mayberry, Colorado Springs Metropolitan District No. 8, and Mayberry, Colorado Springs Community Authority Board dedicated by this plat	—	Center Line
L/S	Surface Landscaping Easement to Mayberry, Colorado Springs Metropolitan District No. 1, Mayberry, Colorado Springs Metropolitan District No. 3, Mayberry, Colorado Springs Metropolitan District No. 8, and Mayberry, Colorado Springs Community Authority Board dedicated by this plat	—	Existing Platted Lot Line
SQ. FT.	Square Feet	—	Existing Right-of-Way Line
(XXXX)	Address (See Plat and Subdivision Note 9 on sheet 1)	—	Section Line or Quarter-Section Line
REC.	Reception Number	—	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

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Sheet 3 of 3

**REVISIONS**

03/20/2023	Revised per county comments	File: MC22249-FP(Fig4)
01/15/2023	Revised per county comments	Orig. Issue Date: 4/6/2023
11/02/2022	Revised per county comments	Drawn By: DD
12/02/2021	Revised Business Park to Business Park Drive, revised easements	Checked By:
	R&R Project No.	MC22249

Dec 18, 2024 6:57pm Platted by address: P:\MC22249\_Plat\Proposed\_Mayberry\_Filing\_No\_4\_Corner\Tract\_A\_Mayberry\_Colorado\_Springs\_Filing\_No\_3\Drawings\DR\_Mayberry\_MC22249-FP\_Fig4-Rev4.dwg