Sheet 1 Sheet 2

Sheet 3

..Subdivision Boundary Description, Dedications, Notes, Approvals, etc. ... Plat Boundary Detail and map of As Originally Platted by MAYBERRY, COLORADO SPRINGS FILING NO. 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	ACKNOW
	State of

/LEDGEMENT

) SS County of

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

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.

Justin Leveille, Vice President

ACKNOWLEDGEMENT

County of	

State of

company.

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.

) SS

Witness my hand and official seal

Notary Public My commission expires _

APPROVALS

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

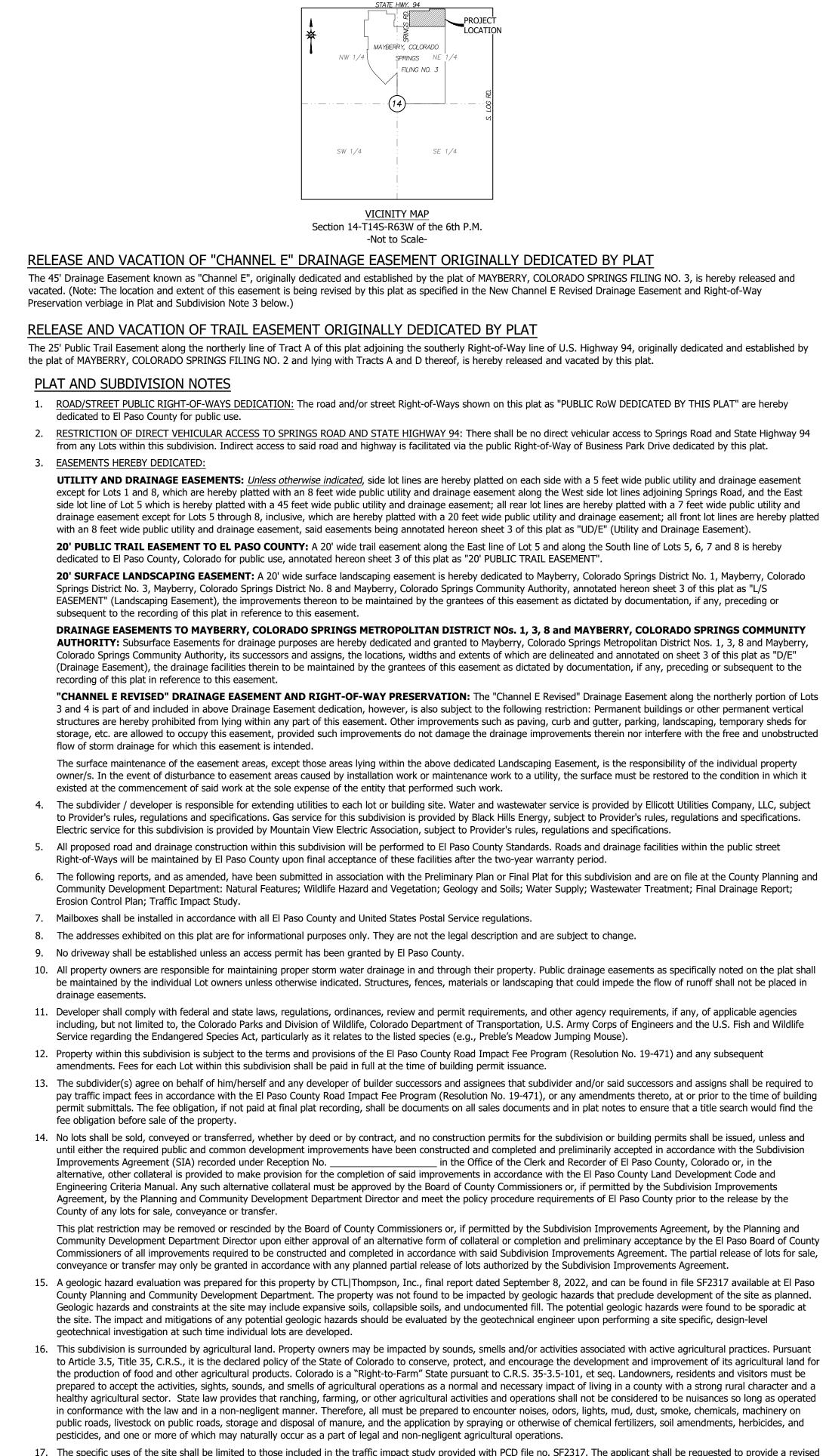
This plat for MAYBERRY, COLORADO SPRINGS FILING NO. 4 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of ____ ____, 20_____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land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

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



17. 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 SCB55119602.1 with an effective date of December 9, 2024 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; 30. Reception No. 204043959; 10. Book 350 at Page 274; 11. Book 526 at Page 436; 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. 98165898. 204006312, 204006313, 204053279, 207001700; 204053279, 208100005, 208100007, 213038017, 213038197, 204190085 and 206149055; 204190086; 19. Reception No. 201019028; 20. Reception No. 201021723; 21. Reception No. 201034352 22. Reception No. 201173795; Reception No. 202050995 24. Reception No. 202050996; 25. Reception No. 202092688; 26. Reception No. 203138552 (not plotted, released/vacated by Flg. 3 plat); 27. Reception No. 203138553 (not plotted, released/vacated by Flg. 3 plat); 217151050; 28. Reception No. 203139554 (not plotted, released/vacated by Flg. 3 plat); 29. Reception No. 204015159;

31. Reception No. 204045661; 32. Reception No. 204061415 (not plotted, released/vacated by Flg. 3 plat); Reception No. 204189404; 34. Reception No. 204189405; 35. Reception No. 205012856 (not plotted, released/vacated by Flg. 3 plat); Reception No. 206029706; 37. Reception Nos. 206098620, 38. Reception Nos. 206149054, 39. Reception No. 206165180: 40. Reception No. 206165181; 41. Reception No. 206165182; 42. Reception No. 209043451 (plotted, lies within Hwy. 94 Right-of-Way); 43. Reception No. 214003507 44. Reception No. 214018538; 45. Reception No. 214030731 46. Reception No. 214038069; 47. Reception No. 214117420; 48. Reception No. 216114888; 49. Reception Nos. 217150656, 50. Reception Nos. 219085337, 219087971, 21992656, 21997309; 51. Reception No. 219146540;

52. Reception No. 219154809; 53. Reception Nos. 22088380, 220139219, 220140324 54. Reception Nos. 220714655, 221086552, 223083953, 22383954 *(Plat* of MAYBERRY, COLORADO SPRINGS FILING NO. 1 , correction affidavit and <u>road name changes - these documents</u> nave no affect<u>on this Flg. 4 replat)</u>; 5. Reception Nos. 220211232, 221086550; 56. Reception No. 220212002 57. Reception No. 220213263 58. Reception No. 22134250; 59. Reception No. 22147142; 60. Reception Nos. 221714698, 221086553 (Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2 and correction affidavit -the easements <u>within Flg. 2 that laid within this Flg. 4</u> replat were released/vacated by Flg. 3, except the 25' Trail Easement along North line: plotted); 61. Reception No. 22160199; 62. Reception Nos. 22185482, 22185463, 22185476, 221084578, 221084568, 221084540, 221084919 22108548, 221131169, 221149080;

63. Reception No. 222048208; 64. Reception No. 222055125; 65. Reception No. 222085188; 66. Reception No. 222107505, 222139138

67. Reception No. 2220150435 (Blanket, not plotted and applies only to residential lots. The lots within this Flg 4 replat are commercial); 68. Reception No. 223082475 (not

plotted, does not lie within this Flg. 4 69. Reception Nos. 223715221,

223094649, 223100769, 224007442 (Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3, county approval, correction affidavit and road name change - affecting easements

- 70. Reception No. 223094646;
- 71. Reception No. 223094647; 72. Reception No. 22394648;
- 73. Reception No. 224019930;
- 74. (No recorded document cited)
- 75. (No recorded document cited) 76. Rec. 224097940.

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 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. 221/14698, 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 prismodal 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" 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).
- 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 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.

OWNER OF RECORD

Mayberry Communities, LLC 22108 Cattlemen Run Calhan, CO 80808 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

Bridge:

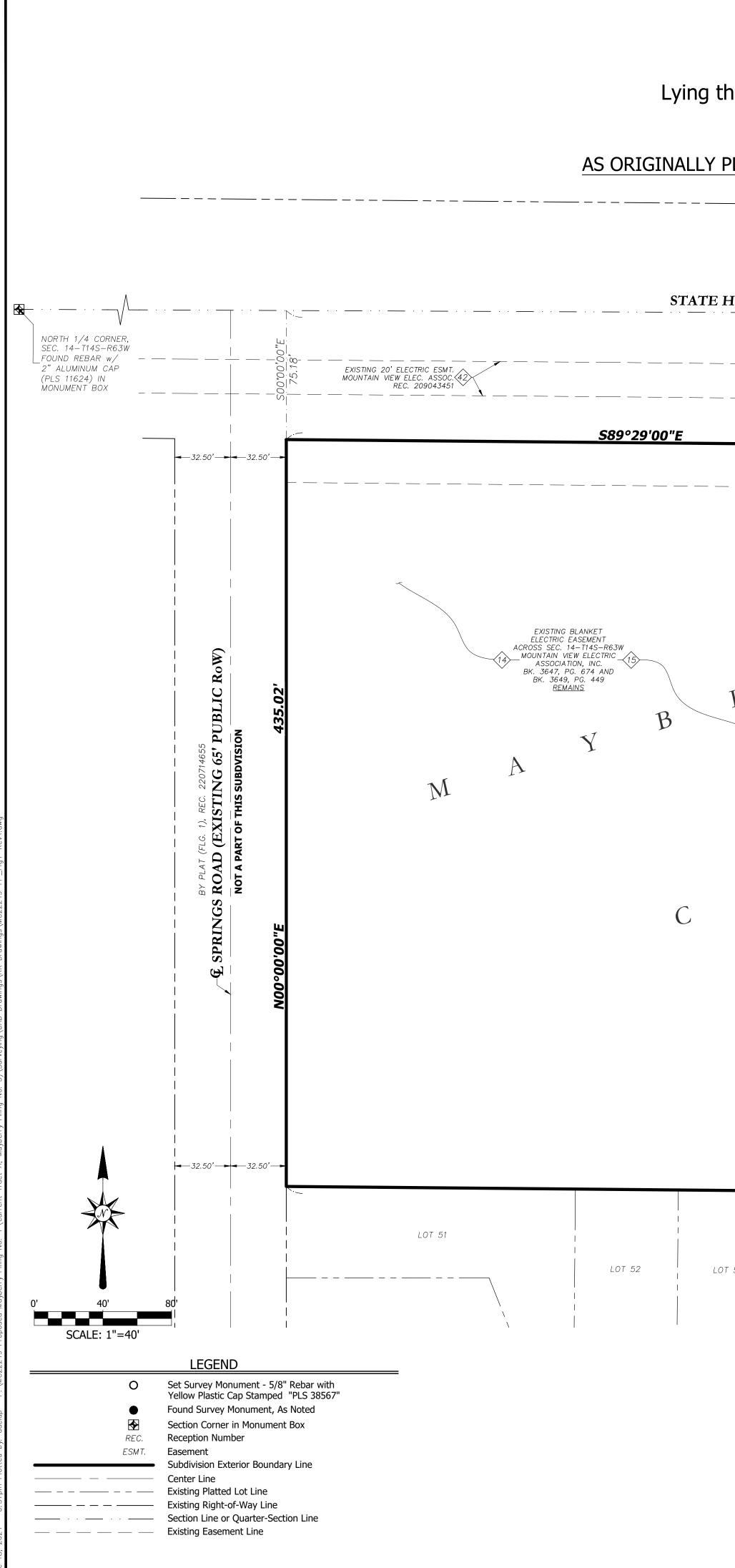
FEES

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

El Paso County PCD File No: SF2317

R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730						
ENGINEERS NOT SURVEYORS	www.rrengineers.com	Sheet	1	of	3	
REVISIONS File: MC22249-FP(Flg4)						
8/2023 Revise	Orig. Issue Da	ate:	4/6/2	2023		
19/2023 Revised per county comments 0.9/2023 30/2023 Revised per county comments Drawn By: DD					DD	
10/2024 Changed	Checked By	:				
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MC22249



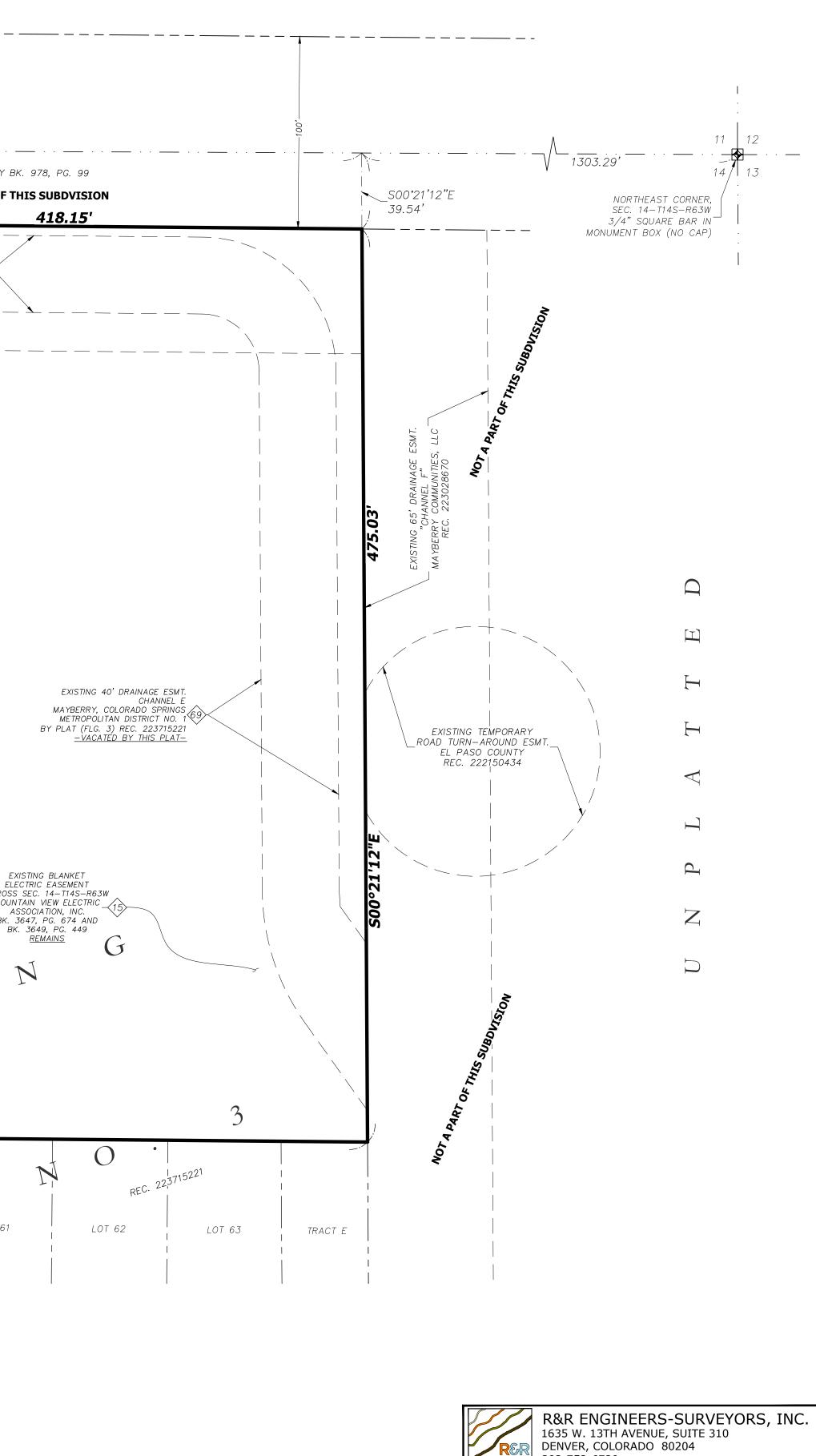
Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 4

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

NOT A PART OF THIS SUBDVISION SOUTH Rew BY BK. 978, PG. 99 AND WDENED BY REC. 220211233 (IRACT NO. 3) NO0°00'00"E 40.00' S21.29' EXISTING 40' DRAMACE BY PLAT (CLUB ON DRAMACE BY PLAT (CLUB ON DRAMACE BY PLAT (CLUB ON DRAMACE PLAT (CLUB ON DRAMACE BY PLAT (CLUB ON DRAMACE RC 22' PUBLIC TRALE ESHT. PLAT (CLUB ON DRAMACE RC 2' PUBLIC TRALE ESHT. PLAT (CLUB ON DRAMACE PLAT (CLUB O			NORTH RoW BY BK. 978, PG. 236	37	
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O TRACTA S O L G S O R I N P R	E	EXISTING 25' PUBLIC TRAIL ESMT. EL PASO COUNTY; BY PLAT (FILING NO. 2) REC. 221714698 -VACATED BY THIS PLAT-	, ,	D	
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N89°28'59"W 942.37'				F	I L I I

	N89	°28'59"W			942.37'			
OT 53	LOT 54	LOT 55	LOT 56	LOT 57	LOT 58	LOT 59	LOT 60	LOT 61
			NOT A PART OF	THIS SUBDVISION				



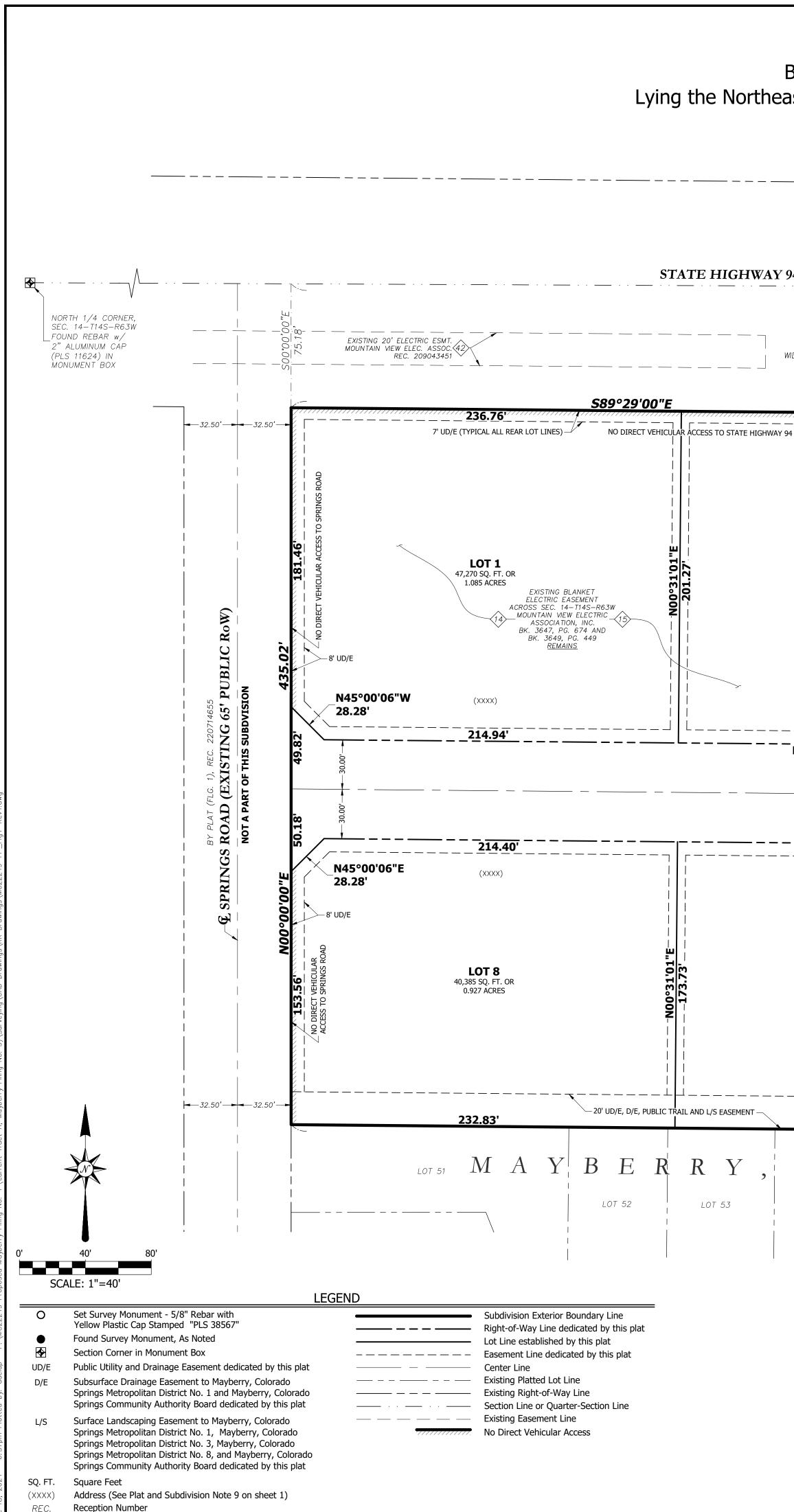
303-753-6730 www.rrengineers.com Sheet 2 of File: MC22249-FP(Flg REVISIONS

 (2023
 Revised per county comments

 (2024
 Changed Business Park to Business Park Drive; Revised easeme

Orig. Issue Date: 4/6/20 Drawn By: Checked By: R&R Project No.

MC2224



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 NORTH ROW BY BK. 978, PG. 2367 STATE HIGHWAY 94 (EXISTING VARIABLE WIDTH PUBLIC RoW) -BASIS OF BEARINGS-S8<u>9°44</u>'50"E <u>26</u>06.58' 939.17 NORTH LINE, NORTHEAST QUARTER, SECTION 14-T14S-R63W NOT A PART OF THIS SUBDVISION _S89°28'49"E SOUTH ROW BY BK. 978, PG. 99 AND WIDENED BY REC. 220211233 (TRACT NO. 3) <u>186.49</u> - _ _ _ _ . NO DIRECT VEHICULAR ACCESS TO STATE HIGHWAY 94 -N00°00'00"E 40.00' 7' UD/E (TYPICAL ALL REAR LOT LINES) -521.29' S89°28'49"E 418.40' _2<u>35.33'</u> _____<u>49.20'</u>___ NO DIRECT VEHICULAR ACCESS TO STATE HIGHWAY 94 -5' UD/E — (TYPICAL ALL INTERIOR SIDE LOT LINES) **LOT 3** 54,814 SQ. FT. OR 1.258 ACRES **LOT 2** 47,364 SQ. FT. OR 1.087 ACRES (XXXX) — 8' UD/E (TYPICAL ALL FRONT L ____<u>235.33'</u>___ N89°28'59"W 235.33 920.93 S89°28'59"E 941.12' - USINESS PARK DRIVE 60' PUBLIC RoW DEDICATED BY THIS PLAT <u>921.30'</u> ______235.33' - -_ _ _ _ <u>\$89°28'59</u>"E 235.33' 8' UD/E (TYPICAL ALL FRONT LOT LINES) (XXXX) (XXXX) 5' UD/E (TYPICAL ALL INTERIOR -SIDE LOT LINES) **LOT 7** 40,884 SQ. FT. OR 0.939 ACRES **LOT 6** 40,884 SQ. FT. OR <u>31'01</u> 0.939 ACRES _____ - _ _ _ _ - 20' UD/E, D/E, PUBLIC TRAIL AND L/S EASEMENT -235.33' 235.33' N89°28'59"W 942.37 C O L O R A D S P R I N G S F I L I N G REC. 223715221 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 NOT A PART OF THIS SUBDVISION USE / AREA TABLE

	USE / AREA TAI				
	Planned Use	Planned Owne			
Lots (8)	Commercial	Private			
Right-of-Way	Public Road / Street	El Paso Cour			
Totals					

