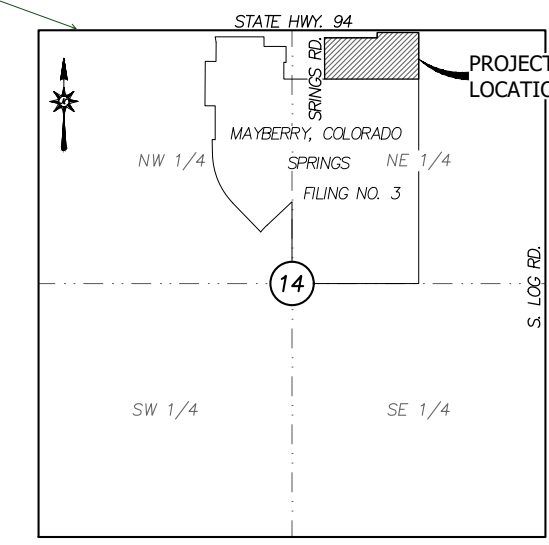


Final Plat of
MAYBERRY, COLORADO SPRINGS FILING NO. 4
Being a replat of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3
Lying the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian
County of El Paso (Unincorporated), State of Colorado

Vicinity map provides very little context. It is recommended to show more context on this map.



Add to plat notes

The subdividers 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.

Per El Paso County Parks comments, this trail easement is to remain. Please remove this statement and depict the easement on the plat.

RELEASE AND VACATION OF 25' TRAIL EASEMENT ORIGINALLY DEDICATED BY PLAT
The 25' Trail Easement on the southerly side of State Highway 94 and within the northerly portion of this subdivision, originally dedicated and established by the plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2, is hereby released and vacated.

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.
- DEDICATION OF RESTRICTION OF DIRECT VEHICULAR ACCESS TO SPRINGS ROAD AND STATE HIGHWAY 94** from the Lots adjoining Springs Road and State Highway 94 is hereby restricted.
- EASEMENTS HEREBY DEDICATED:**
 - UTILITY AND DRAINAGE EASEMENTS:** Unless otherwise indicated, all side lot lines are hereby platted on each side with a 5 feet wide public utility and drainage easement and all rear lot lines are hereby platted with a 7 feet wide public utility and drainage easement, said easements being annotated hereon the 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.
 - OTHER EASEMENTS ?**
 - 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 _____ of this plat as "D/E" (Drainage Easement).
- MASTER DECLARATION 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.
- Elliott Utilities Company, LLC will have overall maintenance and operation responsibility to provide water and wastewater services.
- 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 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.
- 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 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.
- All development within this subdivision replat shall comply with the Elliott Town Center Overall PUD Development Plan recorded under Reception No. 206146051, the Elliott Town Center Phase One PUD Development Plan recorded under Reception No. 206149055, and the Mayberry Phase 1 an Amendment to Elliott Town Center Phase 1 PUD / Preliminary Plan, recorded as Reception No. _____ all of the records of the El Paso County Clerk and Recorder or otherwise amended following appropriate hearings.
- 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 (original SIA) recorded under Reception No. 220211232, the Amendment between the applicant/owner and El Paso County (Amended SIA) recorded under Reception No. 221086550, and the 2nd Amendment between the applicant/owner and El Paso County 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 CTL/Thompson, 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 report 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 potential mitigations of these geologic hazards should be evaluated by the geotechnical engineer performing the site specific,

The way this note is written, it only prohibits access by the lots adjacent to the roads - this would not prevent one of the other lots from getting an easement to directly access. This note should be reworded. There shall be no direct lot access to _____ Road.

Noise study not required for commercial subdivision

Parks and

This note should not be applicable to this subdivision since the property is being rezoned to CS.

Please clarify this note. Does it all apply to this filing or should it just be the SIA that was submitted with this filing?

Does all this apply to this filing?

update

SHEET INDEX

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

PLAT AND SUBDIVISION NOTES (continued)

18. 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, if they are still in effect, 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. 98165599;
- 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. 2011173795;
- 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. 220188380, 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 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 260.58 feet 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 prismoidal 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), and references of "FILING NO. 2" or "FLG. NO. 2" refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2 (Reception No. 221714698).
- 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 _____ day of _____, 20____ 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____.

Fill in the blank with the date of the survey

Fill in the drainage and bridge fees with the appropriate amounts once the drainage report has been approved with the correct amounts.

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

- School: _____ School and Park fees
- Parks: _____ are N/A for commercial subdivision
- Drainage: \$0 -- Ellicott Consolidated
- Bridge: \$0 -- Ellicott Consolidated

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 Kucharczyk
Engineer: Cliff Dayton

El Paso County PCD File No: **SF2317**

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
File: MC22249-FP(Fig.4)	Orig. Issue Date: 4/6/2023
Drawn By: DD	Checked By: _____
Project No. MC22249	Project Name: _____

Is this an R&R internal project no? If so, then disregard this comment. If not, replace with the EPC file no.

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 _____, 2023 as Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado.

Blanks will need to be filled in once the plat is recorded.

Provide acreage

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.

ACKNOWLEDGEMENT

Mayberry Communities, LLC, a Colorado limited liability company
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

LENDER'S CERTIFICATE

Corundum Partners Investments, LLC, a Delaware corporation by Corundum Partners, Inc., a Minnesota corporation, its Managing Member.
State of _____)
County of _____) SS
By: _____
Justin Levelle, Vice President
This instrument was acknowledged before me this _____ day of _____, 20____ by Justin Levelle, 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

ACKNOWLEDGEMENT

Notary Public
My commission expires _____
Notary Public
My commission expires _____

APPROVALS

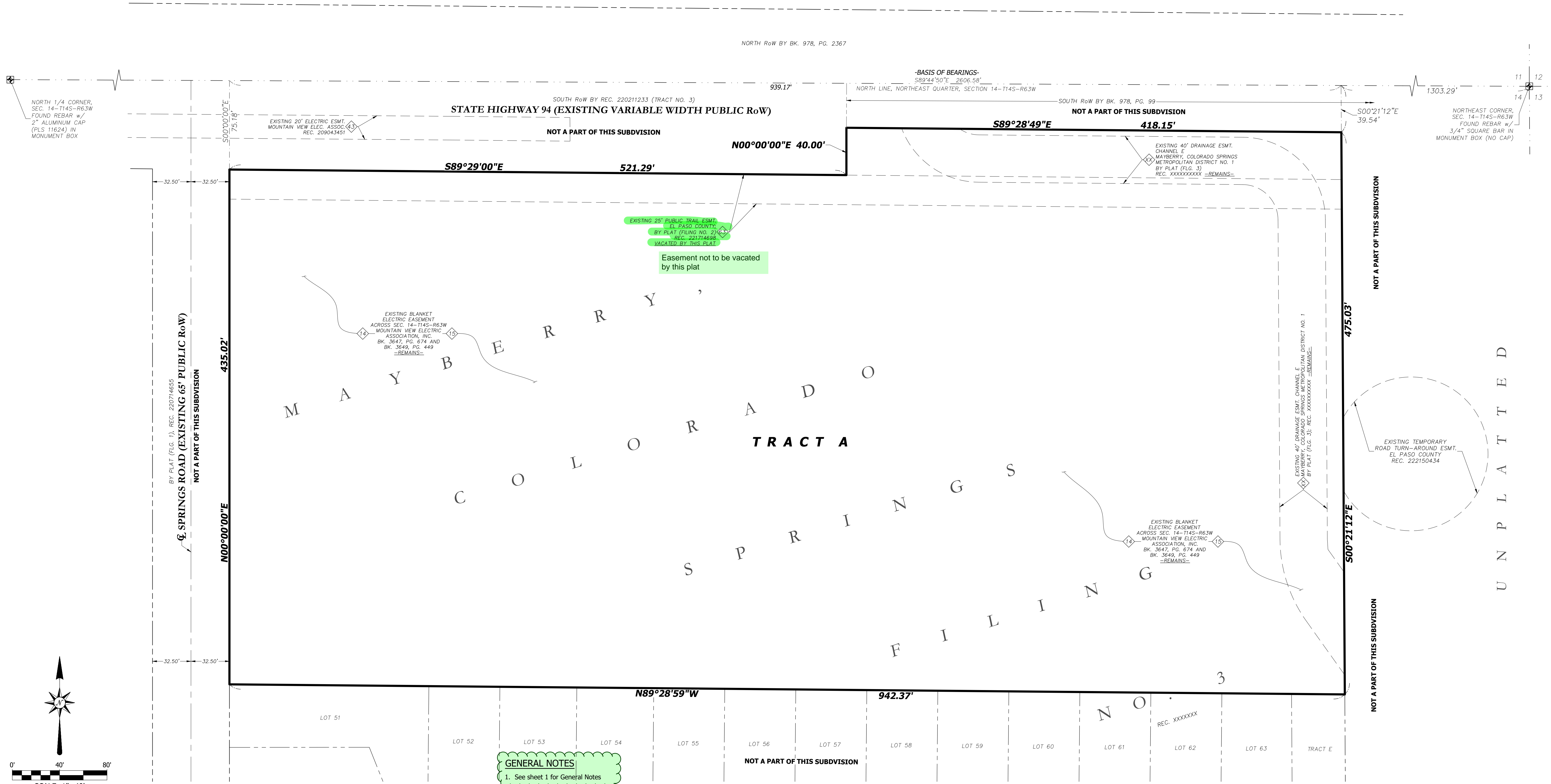
This is not an administrative plat. Swap out PCD signature block for BOCC and include a signature line for the PCD Director beneath this signature block.
This plat _____
Department _____
Planning _____
Chair, Board of County Commissioners _____ Date _____

Update Note 17: Soil and Geology Conditions: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downslope Creep: (name lots or location of area)
•Rockfall Source:(name lots or location of area)
•Rockfall Runout Zone:(name lots or location of area)
•Potentially Seasonally High Groundwater:(name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

MC22249 - Proposed Mayberry Filing No. 4 - (Comment) Tract A, Mayberry Filing No. 3) Surveyors: Kevin J. Kucharczyk, PLS# 34591; Cliff Dayton, PLS# 34591; File No: MC22249-FP(Fig.4) Date: 4/6/2023

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 PLATTED BY "MAYBERRY, COLORADO SPRINGS FILING NO. 3"

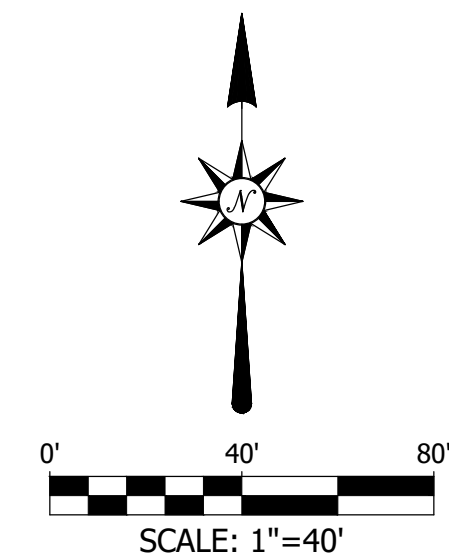


EXISTING 25' PUBLIC TRAIL ESMT. EL PASO COUNTY, BY PLAT (FILING NO. 2) REC. 221714698 VACATED BY THIS PLAT

Easement not to be vacated by this plat

GENERAL NOTES
 1. See sheet 1 for General Notes

Is this necessary?



LEGEND

○	Set Survey Monument - 5/8" Rebar with Yellow Plastic Cap Stamped "PLS 38567"
●	Found Survey Monument, As Noted
✦	Section Corner, As Noted
✦	Section Corner in Monument Box
REC.	Reception Number
ESMT.	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 File: MC22249-FP(Fig4)	Orig. Issue Date: 4/6/2023 Drawn By: DD Checked By: Project No. MC22249
REVISIONS		

Apr 04, 2023 9:28am Platted by: ddob P:\MC22249_Proposed_Mayberry_Filing_No_4_Corrections\Tract_A_Mayberry_Filing_No_4_Corrections\049_Drawings\08_Drawings\MC22249-FP(Fig4).dwg

