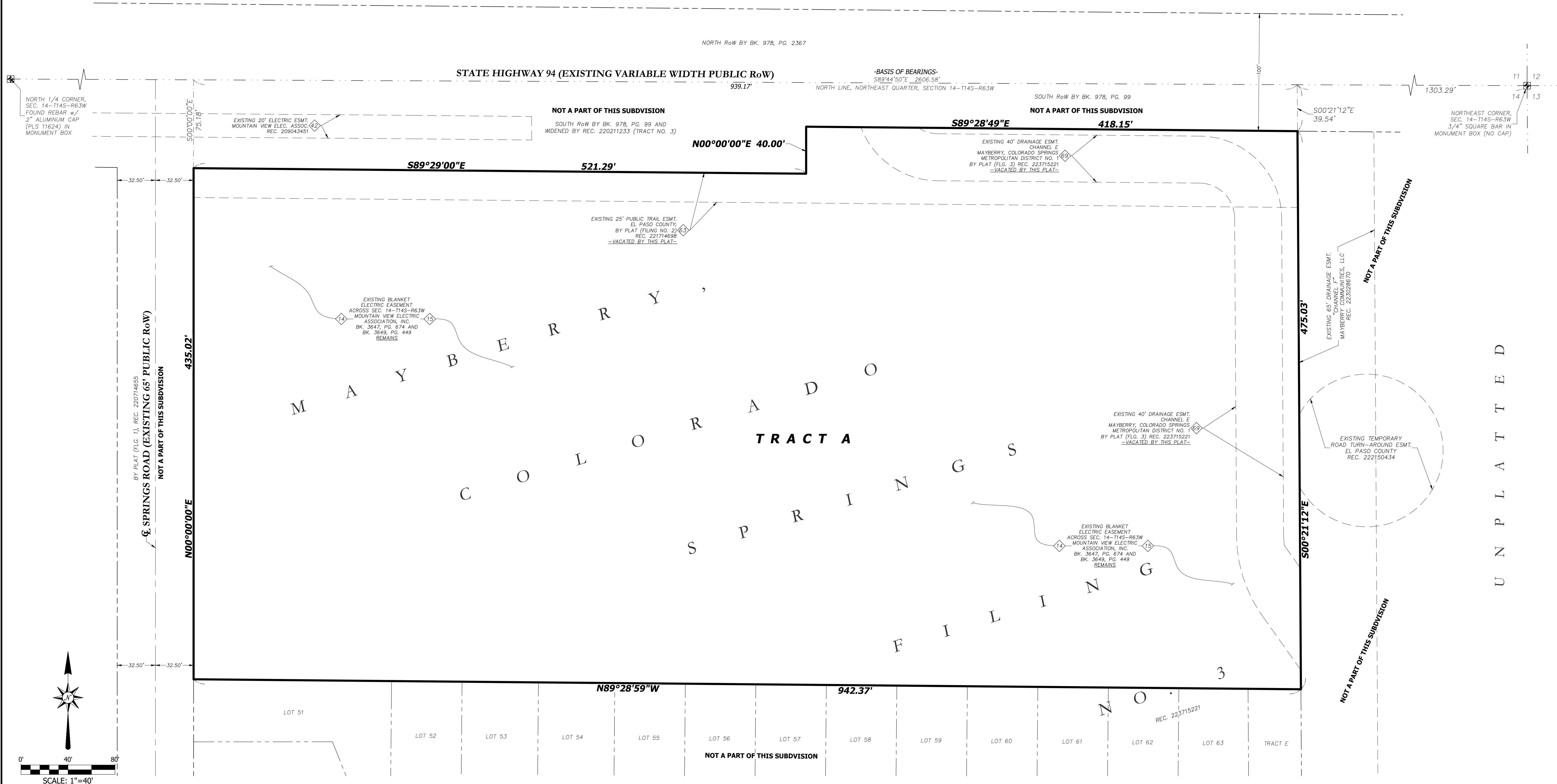




Final Plat of  
**MAYBERRY, COLORADO SPRINGS FILING NO. 4**  
 Being a replat of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3  
 Lying the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian  
 County of El Paso (Unincorporated), State of Colorado

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   |

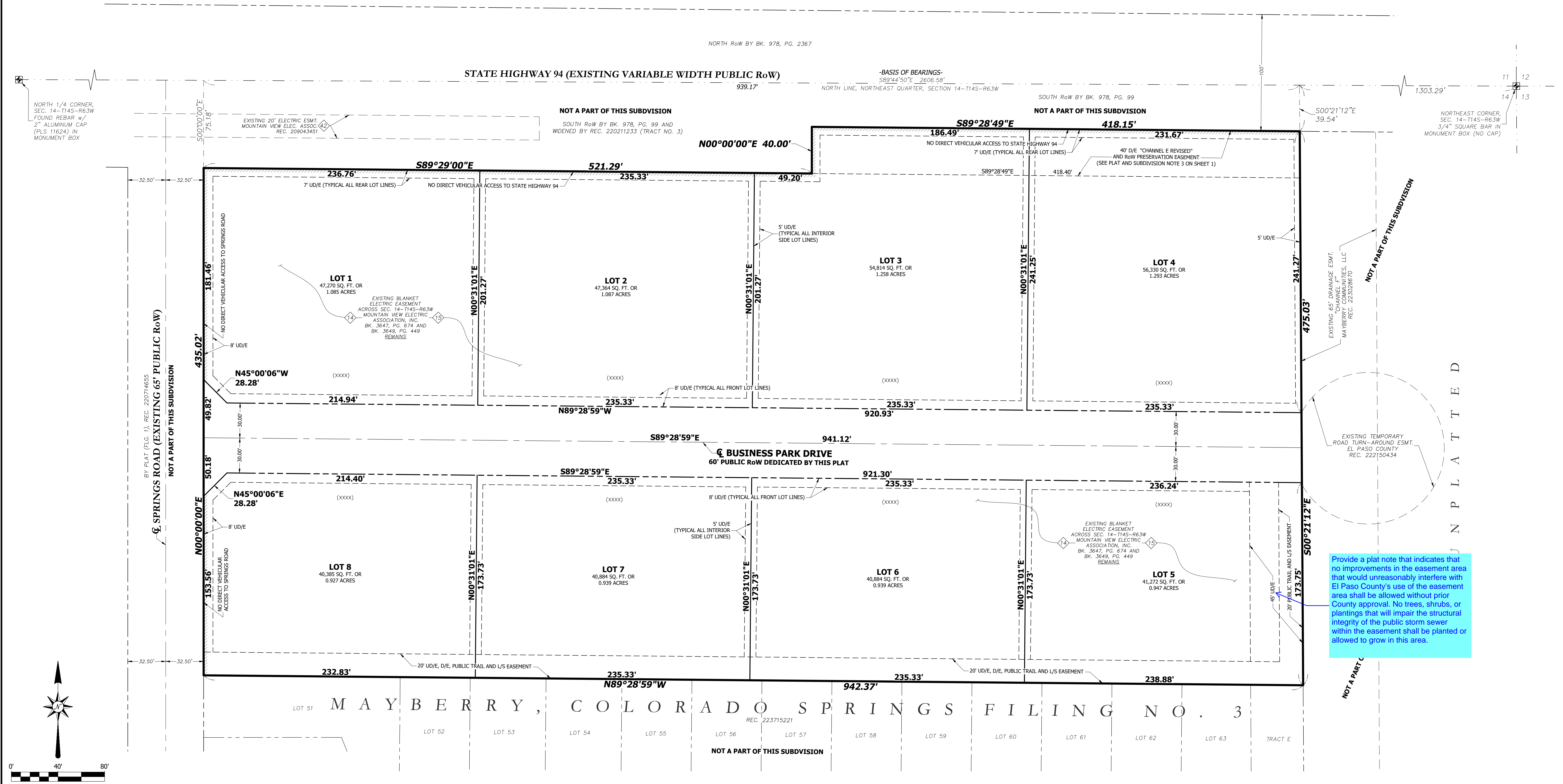
**R&R ENGINEERS-SURVEYORS, INC.**  
 1635 W. 13TH AVENUE, SUITE 310  
 DENVER, COLORADO 80204  
 303-753-6730  
 www.rrengineers.com

Sheet 2 of 3

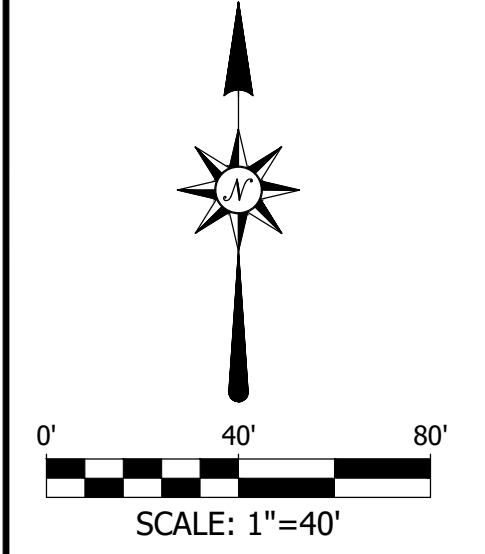
| REVISIONS  | FILE                       |
|--|----------------------------|
| 08/20/2023 Revised per county comments                                     | MC22249-FP(Fig4)           |
| 01/15/2023 Revised per county comments                                     | Orig. Issue Date: 4/6/2023 |
| 11/20/2022 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                    |

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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**



Provide a plat note that indicates that no improvements in the easement area that would unreasonably interfere with El Paso County's use of the easement area shall be allowed without prior County approval. No trees, shrubs, or plantings that will impair the structural integrity of the public storm sewer within the easement shall be planted or allowed to grow in this area.



**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 |
| 11/10/2022 | 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

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