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

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

By: _____

R. Randy Goodson, President

ACKNOWLEDGEMENT

State of _____)
) SS
County of _____)

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

ACKNOWLEDGEMENT

State of _____)
) SS
County of _____)

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

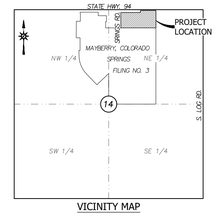
BOARD OF COUNTY COMMISSIONERS CERTIFICATE

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



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

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.)

RELEASE AND VACATION OF TRAIL EASEMENT ORIGINALLY DEDICATED BY PLAT

The 25' Public Trail Easement along the northerly line of Tract A of this plat adjoining the southerly Right-of-Way line of U.S. Highway 94, originally dedicated and established by the plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2 and lying with Tracts A and D thereof, is hereby released and vacated by this plat.

PLAT AND SUBDIVISION NOTES

1. 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.
2. 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 of Business Park Drive dedicated by this plat.
3. 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 (see improvements limitation within 45' D/E in Lot 5 below); all rear lot lines are hereby platted with a 7 feet wide public utility and drainage easement except for Lots 5 through 8, inclusive, which are hereby platted with a 20 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).

   IMPROVEMENTS LIMITATION WITHIN 45' D/E IN LOT 5: No improvements that would unreasonably interfere with El Paso County's use of this 45' Drainage Easement are allowed without prior county approval. No trees, shrubs, or plantings are allowed to grow within said easement area that would impair the structural integrity of the public storm sewer within said easement area. Should a fence be installed within or placed in some way that encompasses said easement, or if any other allowed improvement is constructed or placed within said easement, the owner of Lot 5 is responsible for removal and repair of said improvements in the event any utilities therein need to be accessed or serviced.

   20' PUBLIC TRAIL EASEMENT TO EL PASO COUNTY: A 20' wide public trail easement along the East line of Lot 5 and along the South line of Lots 5, 6, 7 and 8 is hereby dedicated to El Paso County, Colorado for public use, annotated hereon sheet 3 of this plat as "PUBLIC TRAIL EASEMENT". No private fence or other private improvements are allowed between these easement lines and the East and South lines of said Lots to ensure unhindered public use of this easement.

   20' SURFACE LANDSCAPING EASEMENT: A 20' wide surface landscaping easement is hereby dedicated to Mayberry, Colorado Springs District No. 1, Mayberry, Colorado Springs District No. 3, Mayberry, Colorado Springs District No. 8 and Mayberry, Colorado Springs Community Authority, annotated hereon sheet 3 of this plat as "L/S EASEMENT" (Landscaping Easement), the improvements thereon to be maintained by the grantees of this easement as dictated by documentation, if any, preceding or subsequent to the recording of this plat in reference to this easement.

   DRAINAGE EASEMENTS TO MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NOs. 1, 3, 8 and MAYBERRY, COLORADO SPRINGS COMMUNITY AUTHORITY: Subsurface Easements for drainage purposes are hereby dedicated and granted to Mayberry, Colorado Springs Metropolitan District Nos. 1, 3, 8 and Mayberry, Colorado Springs Community Authority, 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), the drainage facilities therein to be maintained by the grantees of this easement as dictated by documentation, if any, preceding or subsequent to the recording of this plat in reference to this easement.

   "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 part of and included in above Drainage Easement dedication, 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 this easement is intended.

   The surface maintenance of the easement areas, except those areas lying within the above dedicated Landscaping Easement, is the responsibility of the individual property owner/s. In the event of disturbance to easement areas caused by installation work or maintenance work to a utility, the surface must be restored to the condition in which it existed at the commencement of said work at the sole expense of the entity that performed such work.
4. 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.
5. 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.
6. 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; Traffic Impact Study.
7. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
8. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
9. No driveway shall be established unless an access permit has been granted by El Paso County.
10. 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.
11. 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).
12. 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.
13. 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.
14. 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.
15. 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 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.
16. 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.

PLAT AND SUBDIVISION NOTES (continued)

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.
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 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;
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. 98165898, 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 Flg. 3 plat)*;
27. Reception No. 203138553 *(not plotted, released/vacated by Flg. 3 plat)*;
28. Reception No. 203139554 *(not plotted, released/vacated by Flg. 3 plat)*;
29. Reception No. 204015159;
30. Reception No. 204043959;
31. Reception No. 204045661;
32. Reception No. 204061415 *(not plotted, released/vacated by Flg. 3 plat)*;
33. Reception No. 204189404;
34. Reception No. 204189405;
35. Reception No. 205012856 *(not plotted, released/vacated by Flg. 3 plat)*;
36. Reception No. 206029706;
37. Reception Nos. 206098620, 207001700;
38. Reception Nos. 206149054, 206149055;
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, 217151050;
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 road name changes - these documents have no affect on this Flg. 4 replat)*;
55. 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 within Flg. 2 that laid within this Flg. 4 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. 222150435 *(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 replat)*;
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 plotted)*;
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. 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 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.

By: _____

FEES

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

El Paso County PCD File No: SF2317

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

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	
8/28/2023	Revised per county comments
10/19/2023	Revised per county comments
11/30/2023	Revised per county comments
12/12/2024	Changed Business Park to Business Park Drive; Revised easements
1/29/2025	Revised easement dedication notes and added found/set monuments

File:	MC22249-FP_Flg4
Orig. Issue Date:	4/6/2023
Drawn By:	DD
Checked By:	KJK
R&R Project No.	MC22249

Jan 29, 2025 - 10:42am Plotted by: ddelap P:\MC22249 Proposed Mayberry Filing No. 4 (current Tract A, Mayberry Filing No. 3)\Surveying\CAD Drawings\RR Drawings\MC22249-FP_Flg4-Rev6.dwg

Final Plat of

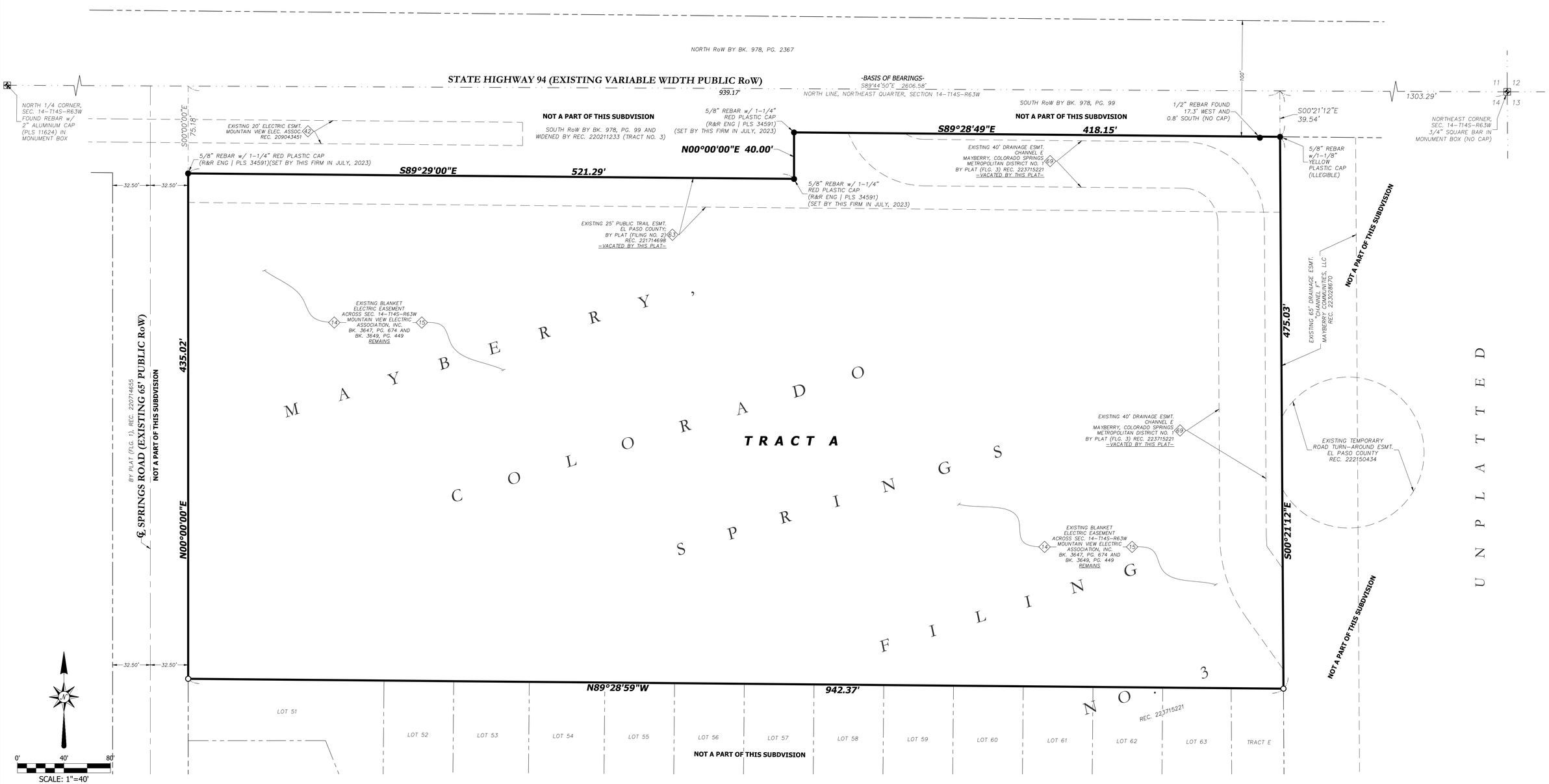
MAYBERRY, COLORADO SPRINGS FILING NO. 4

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



LEGEND

○	Set Survey Monument - 5/8" Rebar with 1-1/4" Red Plastic Cap Stamped "R&R ENG | PLS 34591"
●	Found Survey Monument, 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

REVISIONS	
8/28/2023	Revised per county comments
10/19/2023	Revised per county comments
11/30/2023	Revised per county comments
12/28/2024	Changed Business Park to Business Park Drive; Revised easements
1/29/2025	Revised easement dedication notes and added found/set monuments

File: MC22249-FP_Flg4	
Orig. Issue Date:	4/6/2023
Drawn By:	DD
Checked By:	KJK
R&R Project No.	MC22249

Jan 29, 2025 – 10:42am Plotted by: ddelap P:\MC22249 Proposed Mayberry Filing No. 4 (current Tract A, Mayberry Filing No. 3)\Surveying\CAD Drawings\RR Drawings\MC22249-FP_Flg4-Rev5.dwg

Final Plat of

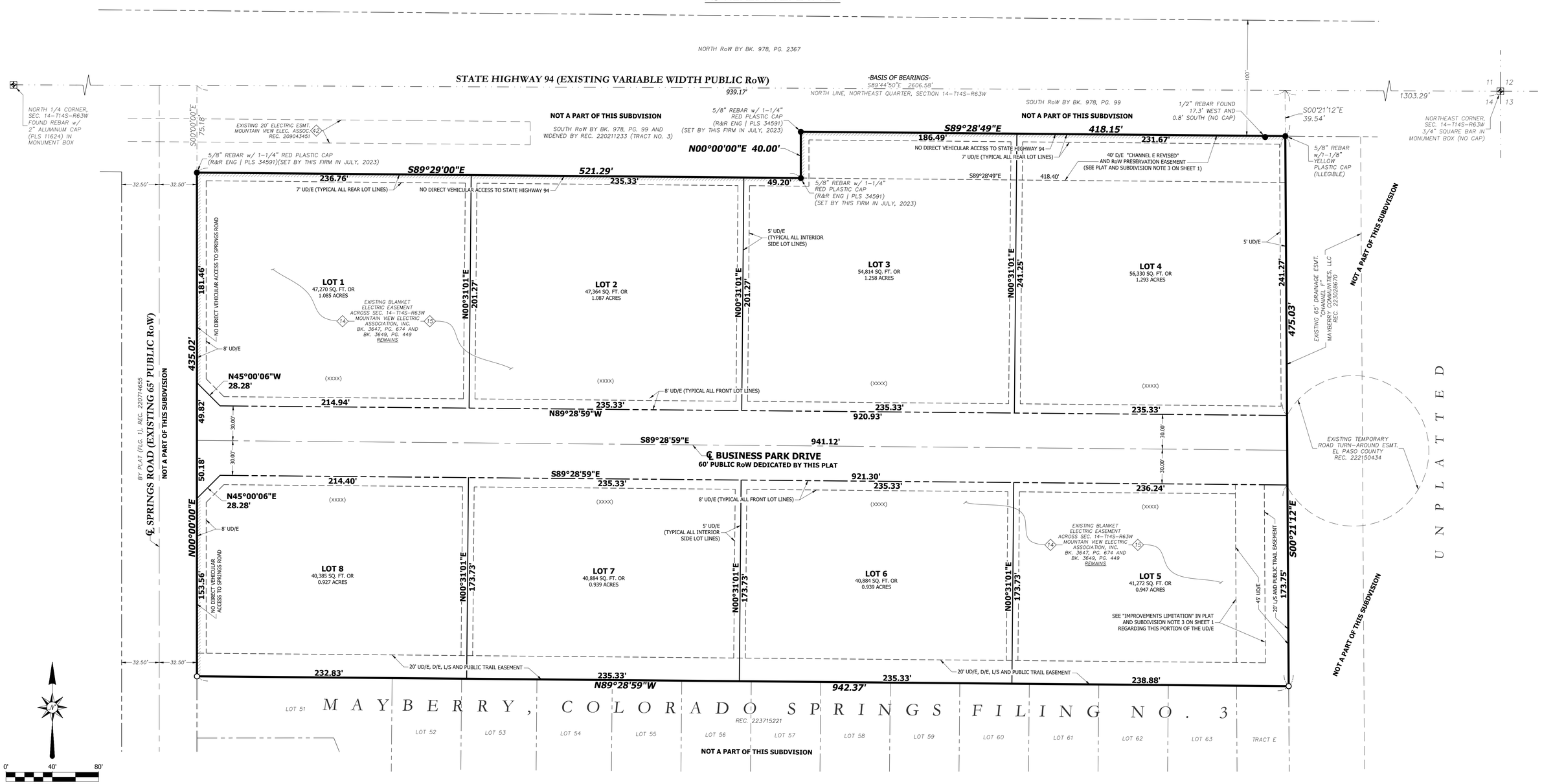
MAYBERRY, COLORADO SPRINGS FILING NO. 4

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 1-1/4" Red Plastic Cap Stamped "R&R ENG | PLS 34591"	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 Community Authority Board dedicated by this plat	Center Line
	Existing Platted Lot Line
	Existing Right-of-Way Line
	Section Line or Quarter-Section 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 Easement Line
	No Direct Vehicular Access
SQ. FT. Square Feet	
(XXXX) Address (See Plat and Subdivision Note 8 on sheet 1)	
REC. Reception Number	

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

REVISIONS	
8/28/2023	Revised per county comments
10/19/2023	Revised per county comments
11/30/2023	Revised per county comments
12/19/2024	Changed Business Park to Business Park Drive; Revised easements
1/29/2025	Revised easement dedication notes and added found/set monuments

File:	MC22249-FP_Flg4
Orig. Issue Date:	4/6/2023
Drawn By:	DD
Checked By:	KJK
R&R Project No.	MC22249

Jan 29, 2025 – 10:42am Plotted by: ddelap P:\MC22249 Proposed Mayberry Filing No. 4 (current Tract A, Mayberry Filing No. 3)\Surveying\CAD Drawings\RR Drawings\MC22249-FP_Flg4-Rev5.dwg