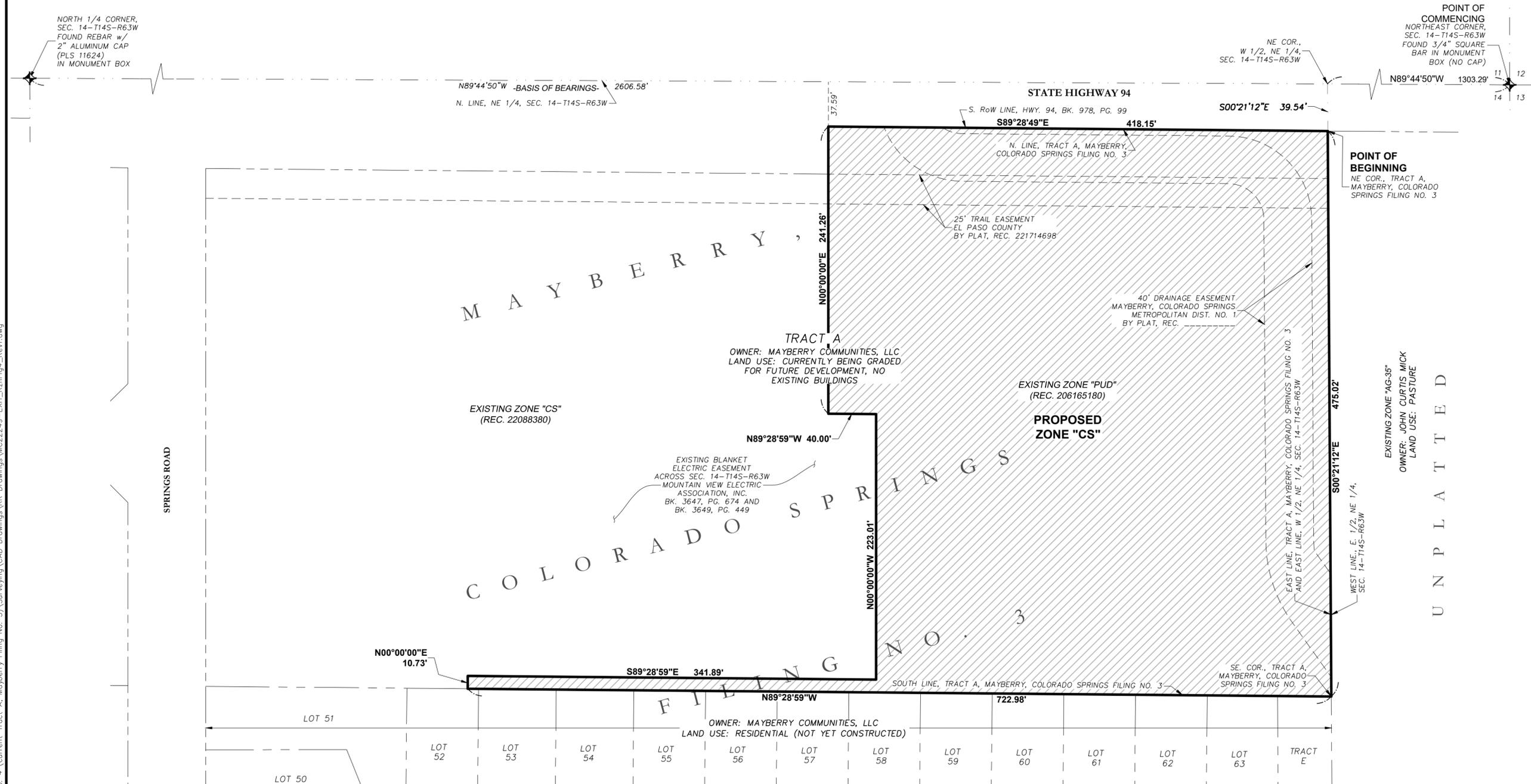


REZONING EXHIBIT

REZONING AREA - Part of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3
In the Northeast Quarter of Section 14-T14S-R63W of the 6th P.M. | County of El Paso, State of Colorado



DESCRIPTION OF LAND TO BE REZONED

A Parcel of land for the purpose of rezoning, being part 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, in the County of El Paso, State of Colorado, the plat of said subdivision recorded _____ in the Office of the Clerk and Recorder of El Paso County, Colorado as Reception Number _____, said Parcel more particularly described as follows:

Commencing at the Northeast corner of said Section 14, monumented by a found 3/4 inch square bar with no cap in a monument box, from whence the North Quarter-corner of said Section 14, monumented by a found rebar with a 2 inch aluminum cap marked "PLS 11624" in a monument box bears North 89° 44' 50" West a distance of 2606.58 feet as shown on said plat, being the North line of the Northeast Quarter of said Section 14 and all bearings herein are relative thereto; thence North 89° 44' 50" West, 1303.29 feet on said North line to the Northeast corner of the West-Half of said Northeast Quarter, said corner also being the intersection of the northerly extension of the East line of said Tract A with said North line; thence South 00° 21' 12" East, 39.54 feet on the East line of said West-Half to the Northeast corner of said Tract A, also being a point on the South Right-of-Way line of State Highway 94 established by the Right-of-Way deed recorded November 8, 1939 as Reception No. 621491 in Book 978 at Page 99 in said Clerk and Recorder's Office, said corner being the POINT OF BEGINNING of the Parcel of land herein described; Thence continuing South 00° 21' 12" East, 475.02 feet on the East line of said Tract A, being coterminous with the East line of said West-Half, to the Southeast corner of said Tract A; Thence North 89° 28' 59" West, 722.98 feet on the South line of said Tract A; Thence departing said South line North 00° 00' 00" East, 10.73 feet; Thence South 89° 28' 59" East, 341.89 feet; Thence North 00° 00' 00" West, 223.01 feet; Thence North 89° 28' 59" West 40.00 feet; Thence North 00° 00' 00" East, 241.26 feet to a corner on the North line of said Tract A lying on said South Right-of-Way line; Thence South 89° 28' 49" East, 418.15 feet on the North line of said Tract A, being coterminous with said South Right-of-Way line, to the POINT OF BEGINNING, said Parcel containing 193,628 square feet or 4.445 acres.

LEGEND

- BK. Book
- PG. Page
- REC. Reception Number
- RoW Right-of-Way



NOTE
THIS MAP IS MEANT TO DEPICT THE ACCOMPANYING DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

Kevin J. Kucharczyk, P.L.S.
Colorado Reg. No. 34591
For and on behalf of
R&R Engineers-Surveyors, Inc.

OWNER

Tract A,
MAYBERRY, COLORADO SPRINGS FILING NO. 3
Mayberry Communities, LLC
3296 Divine Heights #208
Colorado Springs, CO 80922

PETITIONER

Mayberry Communities, LLC / John Mick
3296 Divine Heights #208
Colorado Springs, CO 80922

PREPARER

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REVISIONS		File: MC22249-EXH_RznFlg4
8/28/2023	Revised per county comments	Orig. Issue Date: 3/20/2023
		Drawn By: DD
		Checked By: KJK
		R&R Project No. MC22249

PCD FILE NO. CS233

REZONING EXHIBIT

Part of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3 and
Part of the NE 1/4, Sec. 14-T14S-R63W of the 6th P.M.
County of El Paso (Unincorporated)
State of Colorado