

REZONING EXHIBIT

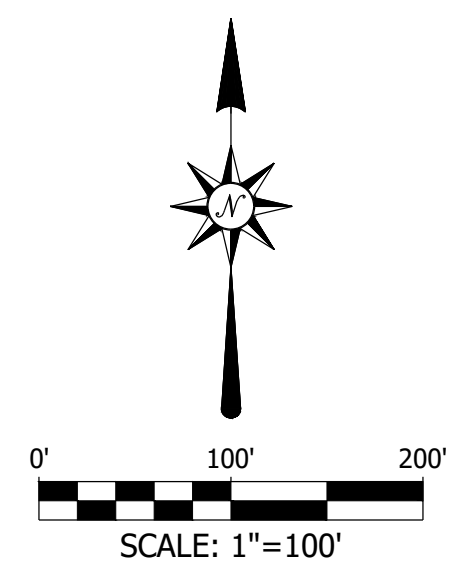
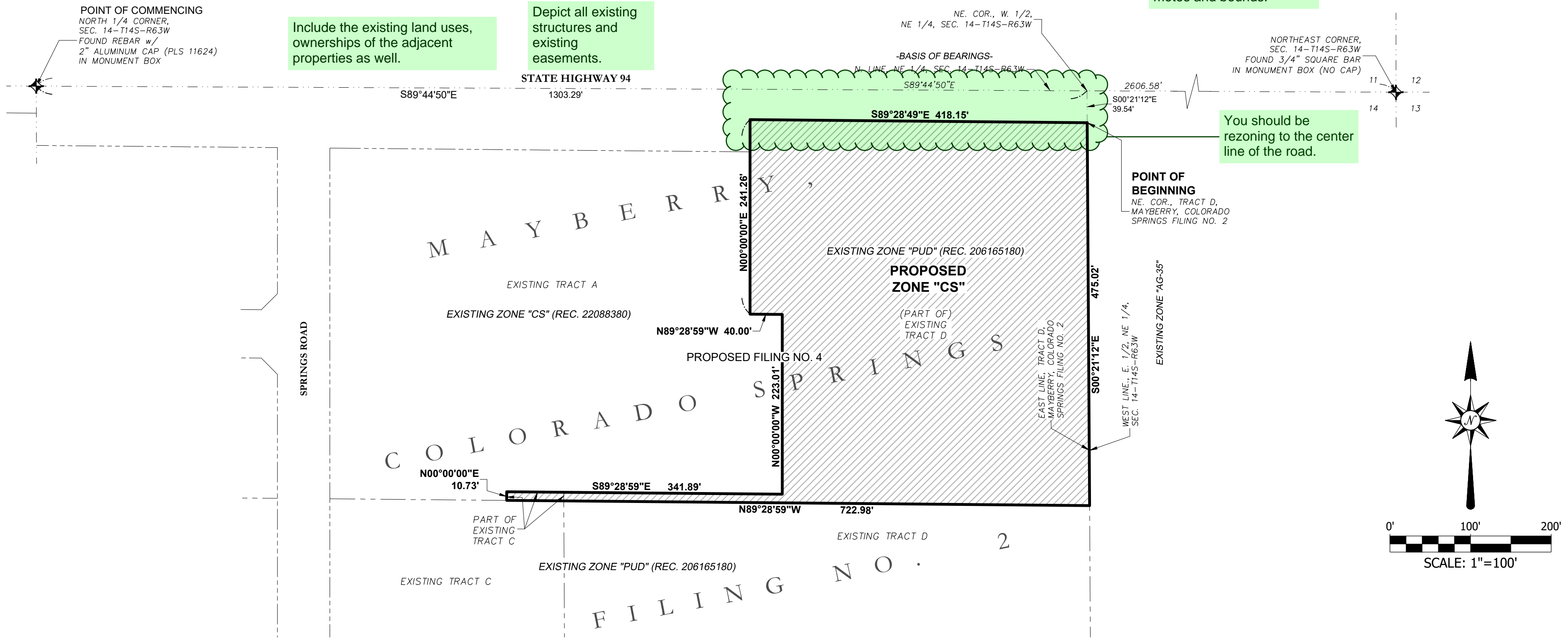
REZONING AREA - Part of existing Tracts C and D, MAYBERRY, COLORADO SPRINGS FILING NO. 2
 (Being part of Proposed MAYBERRY, COLORADO SPRINGS FILING NO. 4)
 In the Northeast Quarter of Section 14-T14S-R63W of the 6th P.M. | County of El Paso, State of Colorado

Isn't this property now part of Filing 3? The title block should be updated and the legal description references to filing number. Since you are not rezoning the exact boundary of Filing 3 Tract, you will still need the metes and bounds.

Include the existing land uses, ownerships of the adjacent properties as well.

Depict all existing structures and existing easements.

You should be rezoning to the center line of the road.



LAND DESCRIPTION

A Tract of land for the purpose of rezoning, being part of Tract C and part of Tract D, MAYBERRY, COLORADO SPRINGS FILING NO. 2, 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 March 10, 2021 in the Office of the Clerk of El Paso County, Colorado as Reception Number 221714698, said Tract more particularly described as follows:

Commencing at the North Quarter-corner of said Section 14, monumented by a found rebar with a 2 inch cap marked "PLS 11624" in a monument box, from whence the Northeast corner of said Section 14 monumented by a found 3/4 inch square bar with no cap in a monument box bears South 89° 44' 50" East 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 South 89° 44' 50" East 1303.29 feet on said North line to the Northeast corner of the West-Half of said Northeast Quarter; thence South 00° 21' 12" East 39.54 feet on the East line of said West-Half to the Northeast corner of said Tract D and the POINT OF BEGINNING of the Tract of land herein described; Thence continuing South 00° 21' 12" East 475.02 feet on the East line of said Tract D; Thence departing said East line North 89° 28' 59" West 722.98 feet to a corner on the southerly line of said Tract A, being common with a corner on the northerly line of said Tract C; Thence North 00° 00' 00" East 10.73 feet on said southerly line, being coterminous with said northerly line of Tract C, to a corner common to said Tracts A and C; Thence South 89° 28' 59" East 341.89 feet continuing on said southerly line, a portion of which being coterminous with said northerly line of Tract C, to the Southeast corner of said Tract A; Thence on the easterly line segments of said Tract A, being coterminous with the westerly line segments of said Tract D, the following three (3) courses and distances: 1) North 00° 00' 00" West 223.01 feet; 2) Thence North 89° 28' 59" West 40.00 feet; 3) Thence North 00° 00' 00" East 241.26 feet to the Northwest corner of said Tract D; Thence South 89° 28' 49" East 418.15 feet on the North line of said Tract D to the POINT OF BEGINNING, said Tract containing 193,628 square feet or 4.445 acres; said Tract above described also being part of the proposed subdivision MAYBERRY, COLORADO SPRINGS FILING NO. 4.

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

Include name and address of the petitioner, owners of all interests in the property, and preparer

If the project number in the bottom right is supposed to be the PCD File No, please update. If not, please add the PCD File No. to this plan as shown below.



Mark A. Gabert P.L.S.
 Colorado Reg. No. 38567
 For and on behalf of
 R&R Engineers-Surveyors, Inc.

PCD File No. CS233

	R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 www.rrengineers.com	
	REVISIONS	File: MC22249-EXH_RznFlg4 Orig. Issue Date: 3/20/2023 Drawn By: DD Checked By: MAG Project No. MC22249

REZONING EXHIBIT
 Part of the N 1/2, Sec. 14-T14S-R63W of the 6th P.M.
 County of El Paso (Unincorporated)
 State of Colorado