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El Paso County, CO



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RESOLUTION NO. 19415

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO

RECONSIDERATION OF A FINAL PLAT TO APPROVE A ONE YEAR TIME  
EXTENSION TO RECORD THE FINAL PLAT FOR MAYBERRY, COLORADO  
SPRINGS FLG #1 FINAL PLAT (SF-19-020)

WHEREAS, the Board of County Commissioners of El Paso County, Colorado  
("Board"), previously adopted Resolution No. 07-132, approving the Final Plat for Ellicott  
Town Center Filing No. 1;

WHEREAS, the applicant has renamed the Ellicott Town Center to Mayberry, Colorado  
Springs;

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El  
Paso County, Colorado, hereby approves the extension of time of one year in which to  
have the final plat recorded for Mayberry, Colorado Springs Final Plat request as  
submitted, for the unincorporated area of El Paso County as described in Exhibit A,  
which is attached hereto and incorporated by reference;

BE IT FURTHER RESOLVED the following conditions shall be placed upon this  
approval:

1. The final plat shall be subject to current exaction requirements, impact fees, traffic fees, park fees, school fees, drainage and bridge fees, or other fees which have been implemented or amended since the time of original submittal and/or approval.
2. The applicant shall provide evidence that the basis for the findings of sufficiency with respect to water quality, quantity, and dependability have not changed, prior to recording the final plat. In the event that circumstances have changed related to the required findings of sufficiency, a new sufficiency finding shall be required.
3. The applicant shall submit an updated final drainage report, construction drawings, financial assurance estimate, and other supporting documents for review for compliance with current transportation criteria, stormwater requirements, and construction cost estimates. Prior to plat recordation all project documents shall be approved by the County Engineer, Planning and Community Development Director, and/or Board of County Commissioners as required.
4. All conditions and notations of approval associated with approval of the Ellicott Town Center Final Plat (PCD File No. SF-06-012) shall remain in effect except as modified herein or as otherwise required in order to comply with current subdivision development criteria.

5. Minor amendments to the final plat may be approved administratively by the Planning and Community Development Director if the proposed amendments are consistent with the intent of the Board of County Commissioners approval.

DONE THIS 12th day of November, 2019, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_



County Clerk & Recorder

By: \_\_\_\_\_

Chair

Resolution No. \_\_\_\_\_  
EXHIBIT A

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF (N1/2) AND IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER (W1/2 W1/2 SW1/4) OF SECTION 14 AND IN THE EAST ONE-HALF OF THE EAST ONE-HALF (E1/2 E1/2) OF SECTION 15, ALL IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 15, AS MONUMENTED BY A REBAR AND 3-1/2" ALUMINUM CAP STAMPED "U.P.&E. PLS 116\_4 1999", FROM WHICH THE NORTHEAST CORNER OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U.P.&E. PLS 11624 1999" BEARS S89°44'49"E, A DISTANCE OF 2606.55 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°44'49"E ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 2606.55 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID NE1/4 OF SAID SECTION 14;

THENCE S00°17'33"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14, A DISTANCE OF 33.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 94; THENCE S89°28'59"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 651.68 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 W1/2 NE1/4) OF SAID SECTION 14, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2 W1/2 NE1/4) OF SAID SECTION 14; THENCE S00°17'46"E ALONG THAT LINE COMMON TO SAID W1/2 W1/2 NE1/4 AND SAID E1/2 W1/2 NE1/4, A DISTANCE OF 2595.42 FEET TO THE SOUTHERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 14; THENCE N89°36'00"W ALONG THAT LINE COMMON TO SAID W1/2 W1/2 NE1/4 AND SAID SE1/4, A DISTANCE OF 654.29 FEET TO THE WESTERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 14; THENCE N00°14'20"W ALONG THAT LINE COMMON TO SAID W1/2 W1/2 NE1/4 AND SAID NW1/4, A DISTANCE OF 836.81 FEET; THENCE S47°51'33"W, A DISTANCE OF 344.76 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°36'43", AN ARC LENGTH OF 97.30 FEET (THE LONG CHORD OF WHICH BEARS S43°03'12"W, A LONG CHORD DISTANCE OF 97.19 FEET); THENCE N44°17'33"W, A DISTANCE OF 418.36 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 750.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42°44'52", AN ARC LENGTH OF 559.57 FEET (THE LONG CHORD OF WHICH BEARS N22°55'07"W, A LONG CHORD DISTANCE OF 546.68 FEET) TO A POINT OF TANGENCY; THENCE N01°32'41"W, A DISTANCE OF 153.70 FEET; THENCE N89°28'59"W, A DISTANCE OF 1158.60 FEET; THENCE N00°31'01"E, A DISTANCE OF 100.00 FEET; THENCE N89°28'58"W, A DISTANCE OF 448.41 FEET; THENCE N44°44'30"W, A DISTANCE OF 31.25 FEET; THENCE N00°00'11"W, A DISTANCE OF 201.01 FEET; THENCE N89°28'59"W, A DISTANCE OF 62.00 FEET; THENCE N44°44'29"W, A DISTANCE OF 31.25 FEET; THENCE N89°28'59"W, A DISTANCE OF 142.00 FEET; THENCE S45°15'31"W, A DISTANCE OF 30.97 FEET; THENCE N89°28'59"W, A DISTANCE OF 62.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 201.01 FEET; THENCE S45°54'07"W, A DISTANCE OF 31.33 FEET; THENCE S00°17'11"E, A DISTANCE OF 100.01 FEET; THENCE S89°29'00"E, A DISTANCE OF 176.89 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF SAID SECTION 14; THENCE S00°01'06"W ALONG THAT LINE COMMON TO SAID SECTION 15 AND SAID SECTION 14, A DISTANCE OF 1457.24 FEET; THENCE S44°04'24"E, A DISTANCE OF 111.44 FEET; THENCE ALONG THE ARC OF A 111.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°44'31", AN ARC LENGTH OF 18.96 FEET

(THE LONG CHORD OF WHICH BEARS S50°48'46"W, A LONG CHORD DISTANCE OF 18.94 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 37.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°41'02", AN ARC LENGTH OF 36.44 FEET (THE LONG CHORD OF WHICH BEARS S27°50'30"W, A LONG CHORD DISTANCE OF 35.03 FEET) TO A POINT OF TANGENCY; THENCE S00°00'00"E, A DISTANCE OF 1138.80 FEET; THENCE ALONG THE ARC OF A 111.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 229°44'38", AN ARC LENGTH OF 447.09 FEET (THE LONG CHORD OF WHICH BEARS S49°31'11"W, A LONG CHORD DISTANCE OF 202.32 FEET); THENCE S90°00'00"W, A DISTANCE OF 199.76 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 40°36'30", AN ARC LENGTH OF 269.32 FEET (THE LONG CHORD OF WHICH BEARS N69°41'45"W, A LONG CHORD DISTANCE OF 263.72 FEET) TO A POINT OF TANGENCY; THENCE N49°23'30"W, A DISTANCE OF 213.03 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 49°23'30", AN ARC LENGTH OF 327.58 FEET (THE LONG CHORD OF WHICH BEARS N24°41'45"W, A LONG CHORD DISTANCE OF 317.53 FEET) TO A POINT OF TANGENCY; THENCE N00°00'00"W, A DISTANCE OF 36.33 FEET; THENCE N30°35'32"W, A DISTANCE OF 61.21 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 655.72 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°22'05", AN ARC LENGTH OF 416.21 FEET (THE LONG CHORD OF WHICH BEARS N48°46'35"W, A LONG CHORD DISTANCE OF 409.26 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 1030.45 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°17'41", AN ARC LENGTH OF 131.19 FEET (THE LONG CHORD OF WHICH BEARS N70°14'18"W, A LONG CHORD DISTANCE OF 131.10 FEET) TO A POINT ON THE WESTERLY LINE OF SAID E1/2 E1/2 OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF THE WEST ONE-HALF OF THE EAST ONE-HALF (W1/2 E1/2) OF SAID SECTION 15; THENCE N00°05'20"E ALONG THAT LINE COMMON TO SAID E1/2 E1/2 AND SAID W1/2 E1/2, A DISTANCE OF 2910.64 FEET; THENCE S89°54'56"E, A DISTANCE OF 82.89 FEET; THENCE N00°05'29"E, A DISTANCE OF 141.81 FEET; THENCE N89°08'28"W, A DISTANCE OF 82.91 FEET TO A POINT ON THE WESTERLY LINE OF SAID E1/2 E1/2, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID W1/2 E1/2; THENCE N00°05'19"E ALONG THAT LINE COMMON TO SAID E1/2 E1/2 AND SAID W1/2 E1/2, A DISTANCE OF 29.78 FEET TO THE NORTHERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID SECTION 15; THENCE S89°07'06"E ALONG SAID NORTHERLY LINE, A DISTANCE OF 1307.43 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 5527 AT PAGE 376 OF SAID COUNTY RECORDS.

SAID TRACT CONTAINS 228.01 ACRES OF LAND, MORE OR LESS.