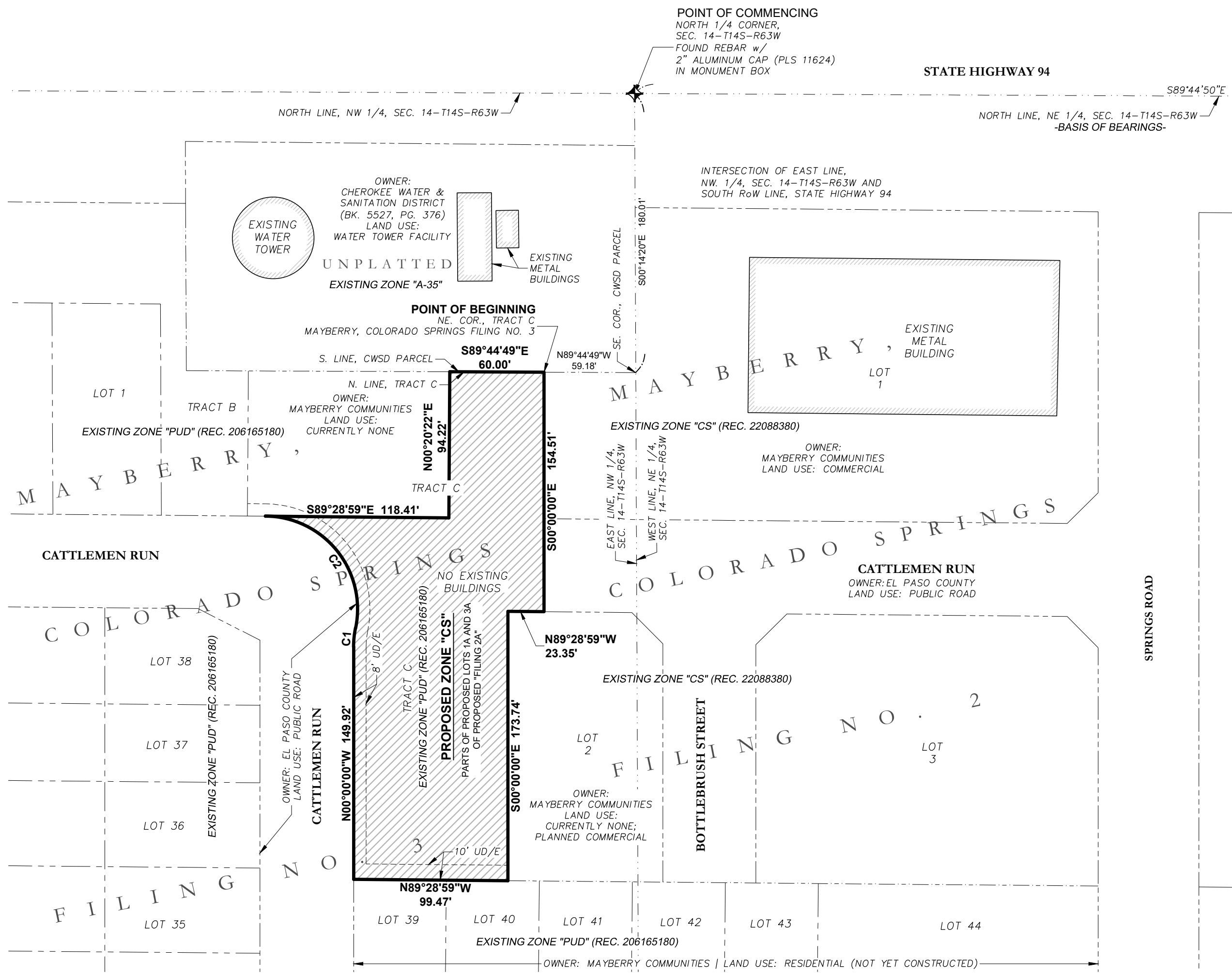


REZONING EXHIBIT

REZONING AREA - Part of Tract C, MAYBERRY, COLORADO SPRINGS FILING NO. 3
 (Parts of Proposed Lots 1A and 3A of Proposed MAYBERRY, COLORADO SPRINGS FILING NO. 2A)
 In the Northwest Quarter of Section 14-T14S-R63W of the 6th P.M. | County of El Paso, State of Colorado



REZONING DESCRIPTION

(Currently Part of existing Tract C, MAYBERRY, COLORADO SPRINGS FILING NO. 3)
 (Parts of Proposed Lots 1A and 3A of Proposed MAYBERRY, COLORADO SPRINGS FILING NO. 2A)

A Tract of land for the purpose of rezoning, being part of Tract C, MAYBERRY, COLORADO SPRINGS FILING NO. 3, a subdivision of land in the North-Half of said 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 November 15, 2023 in the Office of the Clerk of El Paso County, Colorado as Reception Number 223715221, 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 along the North line of the Northeast Quarter of said Section 14 as shown on said plat, and all bearings herein are relative thereto; thence South 00° 14' 20" East 180.01 feet on the West line of said Northeast Quarter, also being the East line of a parcel of land conveyed to Cherokee Water and Sanitation District in the quit claim deed recorded in Book 5527 at Page 376 in said Clerk and Recorder's Office (hereinafter referred to as the "CWSD Parcel"), to the Southeast corner of said CWSD Parcel; thence North 89° 44' 49" West, 59.18 feet on the South line of said CWSD Parcel being coterminous with a portion of the North line of said Tract C, to the Northeast corner of said Tract C and being the POINT OF BEGINNING of the Tract of land herein described; Thence South 00° 00' 00" East, 154.51 feet on the easterly line of said Tract C; Thence North 89° 28' 59" West, 23.35 feet continuing on the easterly line of said Tract C; Thence South 00° 00' 00" East, 173.74 feet continuing on the easterly line of said Tract C to the Southeast corner of said Tract C; Thence North 89° 28' 59" West, 99.47 feet on the South line of said Tract C to the Southwest corner of said Tract C; Thence North 00° 00' 00" West, 149.92 feet on the westerly line of said Tract C to the beginning of a tangent curve to the right and concave easterly; Thence northerly on said curve an arc length of 12.25 feet continuing on said westerly line, said curve having a radius of 60.00 feet, a chord bearing of North 05° 51' 01" East, a chord distance of 12.23 feet and an interior angle of 11° 42' 02", to the beginning of a reverse curve to the left and concave southwesterly; Thence northerly and westerly on said curve an arc length of 105.96 feet continuing on said westerly line, said curve having a radius of 60.00 feet, a chord bearing of North 38° 53' 29" West, a chord distance of 92.72 feet and an interior angle of 101° 11' 01", to a point of cusp; Thence departing said westerly line South 89° 28' 59" East, 118.41 feet; Thence North 00° 20' 22" East, 94.22 feet to the North line of said Tract C, being coterminous with the South line of said CWSD Parcel; Thence South 89° 44' 49" East, 60.00 feet on said North line to the POINT OF BEGINNING, said Tract containing 30,994 square feet or 0.712 acres. The above described Tract also being parts of proposed Lots 1A and 3A of the proposed subdivision MAYBERRY, COLORADO SPRINGS FILING NO. 2A.

OWNER

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

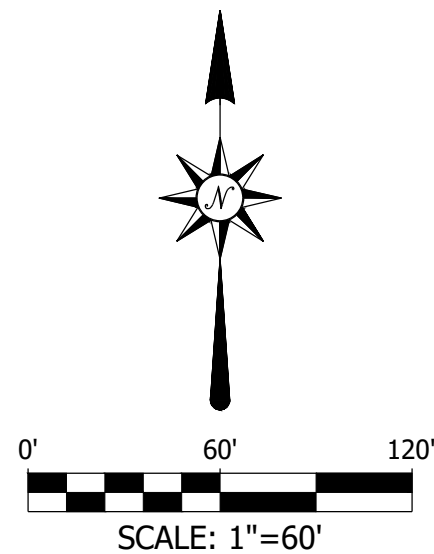
PETITIONER

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

PREPARER

R&R Engineers-Surveyors, Inc. / Darrell DeLap
 1635 W. 13th Avenue, Suite 310
 Denver, CO 80204

CURVE DATA TABLE					
	R=	L=	Δ=	ChB	ChD
C1	60.00'	12.25'	11°42'02"	N5°51'01"E	12.23'
C2	60.00'	105.96'	101°11'01"	N38°53'29"W	92.72'



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

PCD FILE NO. CS234



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REVISIONS	File: MC22199-EXH-Rzn-Fig2A-Lots1A&3A
	Orig. Issue Date: 9/29/2023
	Drawn By: DD
	Checked By: KJK
	Project No. MC22199

REZONING EXHIBIT

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