

Final Plat of  
**MAYBERRY, COLORADO SPRINGS FILING NO. 3A**  
BEING A REPLAT OF ALL OF LOTS 7 THROUGH 14, MAYBERRY, COLORADO SPRINGS FILING NO. 3,  
Located in the Northwest Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian,  
County of El Paso (Unincorporated), State of Colorado

**SUBDIVISION BOUNDARY DESCRIPTION**

All of Lots 7, 8, 9, 10, 11, 12, 13 and 14, MAYBERRY, COLORADO SPRINGS FILING NO. 3, a subdivision of land in in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian, County of El Paso (Unincorporated), State of 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, all together containing 44,510 square feet or 1.022 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. 3A". 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

**ACKNOWLEDGEMENT**

State of \_\_\_\_\_ )

County of \_\_\_\_\_ ) SS

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

John Mick, Chief Operations Officer

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by John Mick, as Chief Operations Officer of Mayberry Communities, LLC, 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 \_\_\_\_\_ )

County 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**

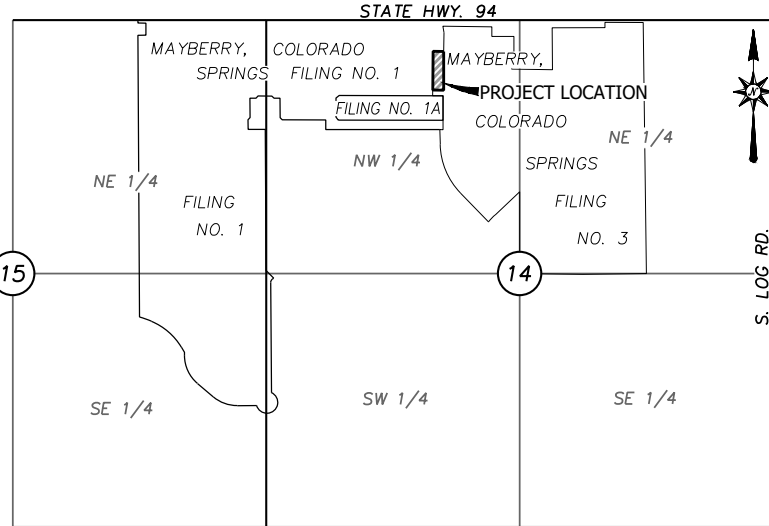
**PCD DIRECTOR CERTIFICATE**

This plat of "MAYBERRY, COLORADO SPRINGS FILING NO. 3A" was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception Number 223715221.

Planning and Community Development Executive Director

Date



**VICINITY MAP**

Section 14 and E 1/2, Section 15  
T14S-R63W of the 6th Principal Meridian  
-Not to Scale-

**LOT LINE ADJUSTMENTS / REPLAT OF PRIOR, INTERIOR LOT LINES AND UD/Es**

The interior Lot lines of Lots 7, 8, 9, 10, 11, 12, 13 and 14, MAYBERRY, COLORADO SPRINGS FILING NO. 3, and the public utility and drainage easements straddling said interior Lot lines, are hereby adjusted and replatted as shown sheet 2 of this document, within the view on the right-hand side thereof and titled "AS HEREBY REPLATTED".

**PLAT AND SUBDIVISION NOTES**

- This replat does not dedicate any new public road Right-of-Ways. All public Right-of-Ways shown hereon existed previously and were established by prior subdivision plat dedications.
- NO DIRECT VEHICULAR ACCESS RESTRICTION TO VILLAGE MAIN STREET:** Direct vehicular access to Village Main Street and from the Lots within this subdivision replat is prohibited.
- EASEMENTS HEREBY REPLATTED:** Easements for utilities and drainage purposes, the extents of which are delineated and annotated hereon sheet 2 of this plat as "UD/E" (Utility and Drainage Easement) are hereby replatted. The sole responsibility of these easements is vested with the individual property owners.
- BLANKET LANDSCAPING AND MAINTENANCE EASEMENT** (by separate document): All residential Lots within this subdivision are subject to the Easement recorded December 16, 2022 as Reception No. 222150435 in the Office of the Clerk and Recorder of El Paso County, Colorado, for the purposes of maintaining public/private landscaping and certain public fencing, the extents of which are more particularly exhibited therein.
- MASTER DECLARATION OF OF COVENANTS** (by separate document): The Lots within this subdivision are subject to the "Master Declaration Covenants, Conditions and Restrictions for Mayberry" recorded August 13, 2022 as Reception No. 222107505 in the Office of the Clerk and Recorder of El Paso County, Colorado.
- Ellicott Utilities Company, LLC will have overall maintenance and operation responsibility to provide water and wastewater services.
- 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.
- 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; Noise Study; Traffic Impact Study.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- 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.
- 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 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).
- 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.
- All development within this subdivision replat shall comply with the Ellicott Town Center Overall PUD Development Plan recorded under Reception No. 206146051, the Ellicott Town Center Phase One PUD Development Plan recorded under Reception No. 206149055, and the Mayberry Phase 1 an Amendment to Ellicott Town Center Phase 1 PUD / Preliminary Plan, recorded as Reception No. 222055125, all of the records of the El Paso County Clerk and Recorder or otherwise amended following appropriate hearings.
- 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 recorded under Reception No. 223094648 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.
- A geologic hazard evaluation was prepared for this property by CTLThompson, Inc., final report dated September 8, 2022, and can be found in file SF-22-019 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 potential mitigations of these geologic hazards should be evaluated by the geotechnical engineer performing the site specific, design-level geotechnical investigations.

**GENERAL NOTES**

- 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.
- 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.
- Existing ownership and deed of record for this property: Mayberry Communities, LLC by Reception No. 221140101 (Parcel H) recorded July 22, 2021.
- 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 plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3 recorded November 15, 2023 as Reception Number 223715221, said line monumented at the North Quarter-corner by a found 3/4 inch rebar with a 2 inch aluminum cap marked "U.P.&E. | T14S R63W | 1/4 S11-S14 1999 | LS 11624" in a monument box and at the Northeast corner by a found 3/4 inch square bar (no cap) in a monument box. 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.
- Dimension units shown are U.S. Survey Feet.
- 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 \_\_\_\_\_, 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 \_\_\_\_th day of \_\_\_\_\_, 20\_\_\_\_.

Kevin J. Kucharczyk, P.L.S. Colorado Registered PLS# 34591  
For and on behalf of R&R Engineers-Surveyors, Inc.

**CLERK AND RECORDER**

STATE OF COLORADO  
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and recorded as

Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder

**OWNER OF RECORD**

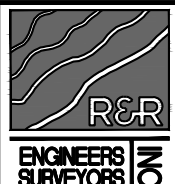
Mayberry Communities, LLC  
22108 Cattlemen Run  
Calhan, CO 80808  
Ph: 719-426-7810

(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  
Engineer: Tim Stackhouse

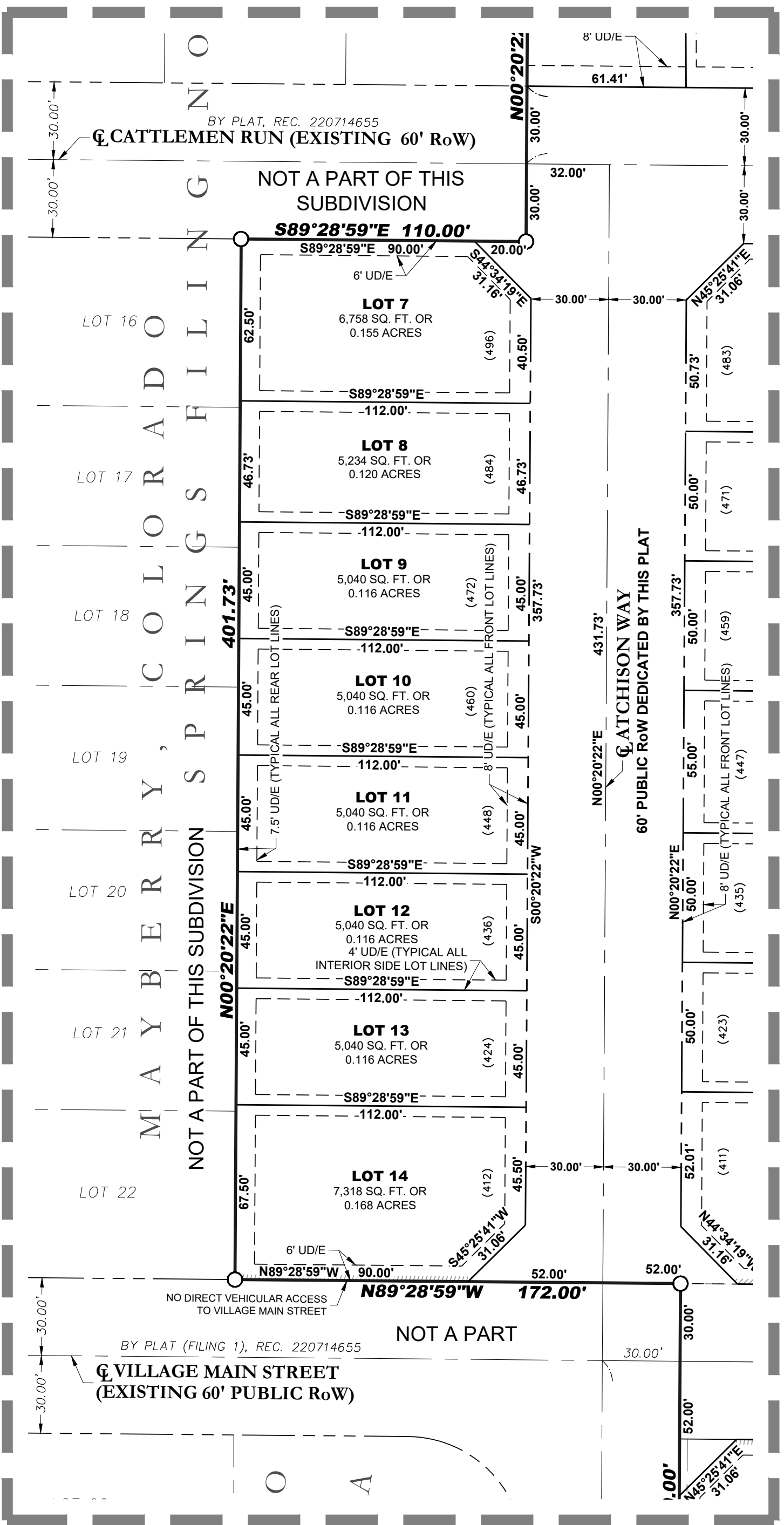
El Paso County PCD File No: VR257

	<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENGINEERS.COM
File No. MC22110-PP-Fig.3A	
Date Drawn 5/28/2025	
Drawn By LO/DD	
Checked By KJK	
Job No. MC22110	

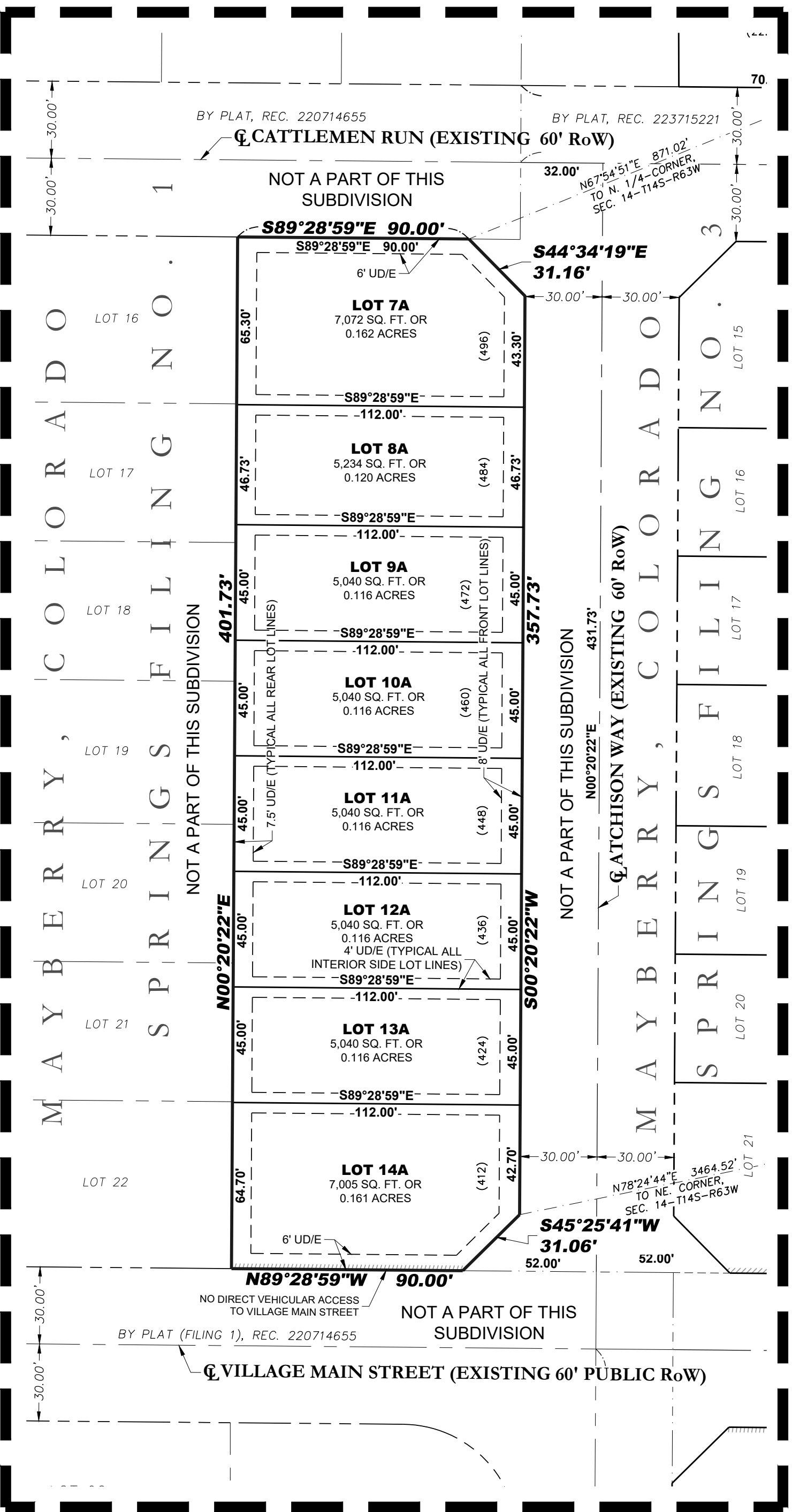
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Located in the Northwest Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian,  
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LOT DETAIL

AS ORIGINALLY PLATTED



AS HEREBY REPLATTED



- LEGEND**
- Found Survey Monument
  - Set Survey Monument (5/8" Rebar w/ 1-1/4" diameter Red Plastic Cap marked PLS 34591 unless otherwise noted)
  - Section Corner Monument (As Noted)
  - SEC. Section
  - Center Line
  - RoW Right-of-Way
  - R= Arc Radius
  - L= Arc Length
  - ChB Chord Bearing
  - ChD Chord Distance
  - Δ Delta (Interior Angle)
  - UD/E Utility and Drainage Easement dedicated by this plat
  - (C) Calculated
  - (P) Platted
  - (###) Address (See Plat And Subdivision Note 10 on sheet 1)
- No Direct Vehicular Access
- Exterior Subdivision Boundary Line
- Lot Line established by this Plat
- Right-of-Way Line dedicated by this plat
- Easement Line dedicated by this plat
- Center Line
- Existing Platted Lot Line
- Existing Right-of-Way Line
- Existing Exterior Subdivision Line
- Tie Line

<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENGINEERS.COM	
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