

**NOTICE OF PUBLIC HEARING
PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
MAYBERRY PHASE 1**

NOTICE IS HEREBY GIVEN that on April 5, 2022 at 1:00 P.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at such other time and place as this hearing may be adjourned to, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado. Such text may be examined at the public office of the Planning and Community Development Department, 2880 International Circle, Colorado Springs, Colorado, 80910; and/or the Board of County Commissioners Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80903 and on line at the following web address: <https://epcddevplanreview.com>

A request by Mayberry Communities, LLC, for approval of a map amendment (rezoning) from the Ellicott Town Center PUD (Planned Unit Development) to the Mayberry Phase 1 PUD (Planned Unit Development) and approval of a preliminary plan for 240 single-family residential lots and seven (7) tracts. The 71.39-acre property is located on the south side of Colorado State Highway 94, approximately two (2) miles east of Peyton Highway, and is within Sections 14 and 15, Township 14 South, Range 63 West of the 6th P.M. (Multiple Schedule Numbers) (Commissioner District No. 4) (PUDSP-21-009) (Ryan Howser)

Dated at Colorado Springs, Colorado, this 5th day of April 2022.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY Isf Chair

Exhibit A

LEGAL DESCRIPTION - MAYBERRY PHASE 1 PUD AMENDMENT:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 15 AND IN THE NORTH ONE-HALF (N1/2) OF SECTION 14, ALL IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER 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 NORTH ONE-QUARTER CORNER 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 S00°01'09"W ALONG THAT LINE COMMON TO SAID SECTION 15 AND SAID SECTION 14, A DISTANCE OF 61.50 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE S89°28'59"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NEW LOG ROAD AS SHOWN ON THE PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 220714655 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CDOT RIGHT-OF-WAY DESCRIBED AS TRACT NO. 1, AS RECORDED UNDER RECEPTION NO. 220211233 OF SAID COUNTY RECORDS AND THE NORTHWEST CORNER OF TRACT K, OF SAID MAYBERRY, COLORADO SPRINGS FILING NO. 1;
THENCE ALONG THAT LINE COMMON TO SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID TRACT K, THE FOLLOWING FIVE (5) COURSES:
1.) THENCE S00°01'09"W, A DISTANCE OF 180.61 FEET TO A POINT OF CURVATURE;
2.) THENCE ALONG THE ARC OF A 365.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°30'29", AN ARC LENGTH OF 137.02 FEET (THE LONG CHORD OF WHICH BEARS S10°44'06"E, A LONG CHORD DISTANCE OF 136.21 FEET) TO A POINT OF TANGENCY;
3.) THENCE S21°29'20"E, A DISTANCE OF 134.47 FEET TO A POINT OF CURVATURE;
4.) THENCE ALONG THE ARC OF A 435.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°29'20", AN ARC LENGTH OF 163.15 FEET (THE LONG CHORD OF WHICH BEARS S10°44'40"E, A LONG CHORD DISTANCE OF 162.19 FEET) TO A POINT OF TANGENCY;
5.) THENCE S00°00'00"W, A DISTANCE OF 38.06 FEET;
THENCE S44°44'29"E ALONG THE SOUTHWESTERLY LINE OF SAID TRACT K, A DISTANCE OF 31.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VILLAGE MAIN STREET AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;
THENCE S89°28'59"E ALONG THAT LINE COMMON TO SAID TRACT K AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 448.41 FEET;
THENCE N45°15'31"E ALONG THE SOUTHEASTERLY LINE OF SAID TRACT K, A DISTANCE OF 30.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKETPLACE DRIVE AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;
THENCE N00°00'00"E ALONG THAT LINE COMMON TO SAID TRACT K AND SAID MARKETPLACE DRIVE, A DISTANCE OF 352.75 FEET;
THENCE N44°44'29"W ALONG THE EASTERLY LINE OF SAID TRACT K, A DISTANCE OF 31.25 FEET TO THE SOUTHWESTERLY POINT OF TERMINUS OF CATTLEMEN RUN AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;
THENCE ALONG THAT LINE COMMON TO SAID TRACT K AND SAID CATTLEMEN RUN, THE FOLLOWING TWO (2) COURSES:
1.) THENCE N00°00'00"E, A DISTANCE OF 60.00 FEET;
2.) THENCE N89°28'59"E, A DISTANCE OF 20.79 TO THE SOUTHWEST CORNER OF LOT 1, OF SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;
THENCE N00°31'01"E ALONG THAT LINE COMMON TO SAID TRACT K, SAID LOT 1 AND TRACT B OF SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1, A DISTANCE OF 201.27 FEET TO THE NORTHERLY CORNER COMMON TO SAID TRACT K AND SAID TRACT B, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CDOT TRACT NO. 1;
THENCE S89°28'59"E ALONG THAT LINE COMMON TO SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID TRACT B AND TRACT L OF SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1, A DISTANCE OF 1669.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID CDOT TRACT NO. 1, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 5527 AT PAGE 376 OF SAID COUNTY RECORDS;
THENCE ALONG THAT LINE COMMON TO SAID TRACT AND SAID TRACT L, THE FOLLOWING TWO (2) COURSES:
1.) THENCE S00°14'20"E, A DISTANCE OF 107.84 FEET;
2.) THENCE S89°44'49"E, A DISTANCE OF 230.80 FEET;
THENCE S00°00'00"E, A DISTANCE OF 154.51 FEET;
THENCE N89°28'59"W, A DISTANCE OF 23.35 FEET;
THENCE S00°00'00"E, A DISTANCE OF 173.74 FEET;
THENCE S89°28'59"E, A DISTANCE OF 380.91 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGS ROAD AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;
THENCE N00°00'00"E, A DISTANCE OF 31.13 FEET TO A POINT OF CURVATURE

SCRIBED AS TRACT NO. 2, AS RECORDED UNDER RECEPTION NO. 220714655;
THENCE S89°28'59"E, A DISTANCE OF 65.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SPRINGS ROAD;
THENCE S00°00'00"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 435.02 FEET;
THENCE S89°28'59"E, A DISTANCE OF 219.39 FEET;
THENCE N00°00'00"E, A DISTANCE OF 10.73 FEET;
THENCE S89°28'59"E, A DISTANCE OF 722.91 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 NE1/4) OF SAID SECTION 14;
THENCE S00°21'12"E ALONG SAID EAST LINE, A DISTANCE OF 648.81 FEET;
THENCE N89°28'59"W, A DISTANCE OF 937.75 FEET;
THENCE ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 79°26'05", AN ARC LENGTH OF 90.12 FEET (THE LONG CHORD OF WHICH BEARS N89°28'59"W, A LONG CHORD DISTANCE OF 83.07 FEET);
THENCE N89°28'59"W, A DISTANCE OF 2271.94 FEET TO THE SOUTHWESTERLY POINT OF TERMINUS OF MAYBERRY DRIVE AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;
THENCE N00°31'01"E ALONG THE WESTERLY LINE OF SAID MAYBERRY DRIVE, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT O, AS SHOWN ON SAID PLAT OF MAYBERRY, COLORADO SPRINGS FILING NO. 1;
THENCE ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY LINES OF SAID TRACT O, THE FOLLOWING FIVE (5) COURSES:
1.) THENCE N45°15'31"E, A DISTANCE OF 30.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARKETPLACE DRIVE;
2.) THENCE N00°00'00"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.01 FEET;
3.) THENCE N44°44'29"W, A DISTANCE OF 31.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VILLAGE MAIN STREET;
4.) THENCE N89°28'59"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 448.42 FEET;
5.) THENCE S45°15'31"W, A DISTANCE OF 30.97 FEET;
THENCE CONTINUING ALONG THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINES OF SAID VILLAGE MAIN STREET, THE FOLLOWING SEVEN (7) COURSES:
1.) THENCE N89°28'59"W, A DISTANCE OF 62.00 FEET;
2.) THENCE N44°44'29"W, A DISTANCE OF 31.25 FEET;
3.) THENCE N89°28'59"W, A DISTANCE OF 142.00 FEET;
4.) THENCE S45°15'31"W, A DISTANCE OF 30.97 FEET;
5.) THENCE N89°28'59"W, A DISTANCE OF 62.00 FEET;
6.) THENCE N44°44'29"W, A DISTANCE OF 31.25 FEET;
7.) THENCE N00°00'00"E, A DISTANCE OF 70.00 FEET;
THENCE N45°15'31"E, A DISTANCE OF 30.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NEW LOG ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:
THENCE N00°00'00"E, A DISTANCE OF 31.13 FEET TO A POINT OF CURVATURE
2.) THENCE ALONG THE ARC OF A 435.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°58'22", AN ARC LENGTH OF 151.64 FEET (THE LONG CHORD OF WHICH BEARS N09°59'11"E, A LONG CHORD DISTANCE OF 150.87 FEET) TO A POINT OF TANGENCY;
3.) THENCE N19°58'22"E, A DISTANCE OF 166.93 FEET TO A POINT OF CURVATURE;
4.) THENCE ALONG THE ARC OF A 365.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°57'13", AN ARC LENGTH OF 127.11 FEET (THE LONG CHORD OF WHICH BEARS N09°59'45"E, A LONG CHORD DISTANCE OF 126.47 FEET) TO A POINT OF TANGENCY;
5.) THENCE N00°01'09"E, A DISTANCE OF 174.24 FEET;
THENCE S89°07'08"E, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 71.39 ACRES OF LAND, MORE OR LESS.



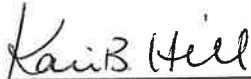
THE EL PASO COUNTY ADVERTISER AND NEWS,
FOUNTAIN, COLORADO 80817
STATE OF COLORADO

ss.

COUNTY OF EL PASO

I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of El Paso for a period of more than 52 weeks next prior to the first publication of the annexed notice and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That copies of each number of said paper in which said notice and list were published were delivered by carriers or transmitted by mail to each of the subscribers of said paper for a period of 1 consecutive insertions, once each week, and on the same day of each week; and that first publication of said notice was in the issue of said newspaper dated March 9, A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated March 9 A.D. 2022.



Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 9th day of March A.D. 2022.



Karen M. Johnson
Notary Public
My Commission Expires January 11, 2026

