

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2A

Being a replat of All of Lots 1, 2 and 3, MAYBERRY, COLORADO SPRINGS FILING NO. 2, along with Cattlemen Run Right-of-Way and Bottlebrush Street Right-of-Way adjoining said Lots 1, 2 and 3;

And All of Tract C, MAYBERRY COLORADO SPRINGS FILING NO. 3;

All lying and situated 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

SUBDIVISION BOUNDARY DESCRIPTION

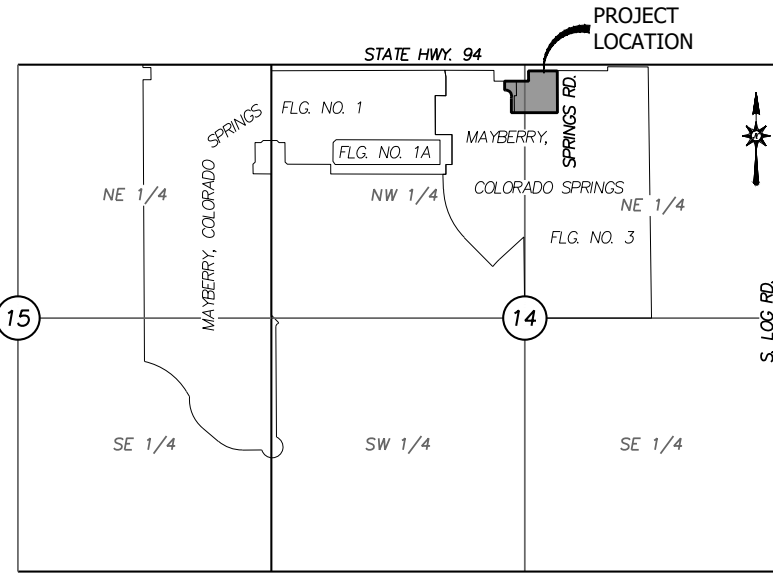
A tract of land being all of Lots 1, 2 and 3, MAYBERRY, COLORADO SPRINGS FILING NO. 2, a subdivision of land in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian, in the County of El Paso, State of Colorado, the plat of said subdivision recorded March 10, 2021 as Reception Number 221714698 in the Office of the Clerk and Recorder of El Paso County, Colorado,

AND The Right-of-Ways of Cattlemen Run and Bottlebrush Street established by said MAYBERRY, COLORADO SPRINGS FILING NO. 2 and adjoining said Lots 1, 2 and 3, AND

All of Tract C, MAYBERRY COLORADO SPRINGS FILING NO. 3, a subdivision of land in the North Half of said Section 14, said county and state, the plat of said subdivision recorded _____, 20__ as Reception Number _____ in said Clerk and Recorder's Office,

All together more particularly described as follows:

Commencing at the North Quarter-corner of said Section 14 monumented by a found 3/4 inch rebar with a 2 inch aluminum cap marked "U.P. & E. PLS 11624 1999" in a monument box, from whence the Northeast corner of said Section 14, monumented by a found 3/4 inch square bar in a monument box, bears South 89° 44' 50" East as shown on said plats, a distance of 2606.58 feet on the North line of the Northeast Quarter of said Section 14, being the basis of bearings of this description and all bearings herein are relative thereto; Thence South 00° 14' 20" East, 73.51 feet on the East line of the Northwest Quarter of said Section 14, being coterminous with the East line of a parcel of land conveyed to Cherokee Water and Sanitation District by the quit claim deed recorded July 5, 1988 in Book 5527 at Page 376 in said Clerk and Recorder's Office (hereinafter referred to as the "CWSD Parcel"), to a 5/8 inch rebar with 1-1/4 inch diameter red plastic cap stamped "R&R ENG | PLS 34591" set on the Northwest corner of said Lot 1 and being the POINT OF BEGINNING of the tract of land herein described; Thence South 89° 28' 59" East, 298.82 feet on the North line of said Lot 1, being coterminous with the South Right-of-Way line of State Highway 94 established by the warranty deed recorded December 23, 2020 as Reception No. 220211233 in said Clerk and Recorder's Office, to a 5/8 inch rebar with 1-1/4 inch diameter red plastic cap stamped "R&R ENG | PLS 34591" set on the Northeast corner of said Lot 1, said corner lying on the West Right-of-Way line of Springs Road established by the plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1 recorded December 23, 2020 as Reception Number 220714655 in said Clerk and Recorder's Office; Thence South 00° 00' 00" East, 435.02 feet on said West Right-of-Way line, being coterminous with the East lines of said Lots 1 and 3 and the East end of said Cattlemen Run Right-of-Way, to a 5/8 inch rebar with 1-1/4 inch diameter red plastic cap stamped "R&R ENG | PLS 34591" set on the Southeast corner of said Lot 3; Thence North 89° 28' 59" West, 480.38 feet on the South lines of said Lots 2 and 3, said Tract C and the South Right-of-Way line of said Bottlebrush Street to a 5/8 inch rebar with 1-1/4 inch diameter red plastic cap stamped "R&R ENG | PLS 34591" set on the Southwest corner of said Tract C, said corner also lying on the East Right-of-Way line of Cattlemen Run established by the plat of said MAYBERRY, COLORADO SPRINGS FILING NO. 3; Thence northerly and westerly on the westerly line of said Tract C, being coterminous with said Cattlemen Run Right-of-Way line, the following 5 courses and distances: 1) North 00° 00' 00" East, 149.92 feet to a 5/8 inch rebar with 1-1/4 inch diameter red plastic cap stamped "R&R ENG | PLS 34591" set on the beginning of a tangent curve to the right and concave easterly; 2) Thence northerly on said curve an arc length of 12.25 feet, 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 111° 42' 02", to a 5/8 inch rebar with 1-1/4 inch diameter red plastic cap stamped "R&R ENG | PLS 34591" set on the beginning of a reverse curve to the left and concave southwesterly; 3) Thence northerly and northwesterly on said reverse curve an arc length of 105.96 feet, 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 5/8 inch rebar with 1-1/4 inch diameter red plastic cap stamped "R&R ENG | PLS 34591" set on the end of said curve at a point of tangency; 4) Thence North 89° 28' 59" West, 11.59 feet to a 5/8 inch rebar with 1-1/4 inch diameter red plastic cap stamped "R&R ENG | PLS 34591" set on the most westerly Southwest corner of said Tract C and being common with the Southeast corner of Tract B, said MAYBERRY, COLORADO SPRINGS FILING NO. 3; 5) Thence North 00° 20' 22" East, 93.63 feet on the West line of said Tract C, being coterminous with the East line of said Tract B, to a 5/8 inch rebar with 1-1/4 inch diameter red plastic cap stamped "R&R ENG | PLS 34591" set on the Northwest corner of said Tract C, being a point on the South line of said CWSD Parcel; Thence departing said westerly line of Tract C South 89° 44' 49" East, 250.00 feet on the South line of said CWSD Parcel, being coterminous with the North line of said Tract C and an east/west segment of the westerly line of said Lot 1, to a 5/8 inch rebar with 1-1/4 inch diameter red plastic cap stamped "R&R ENG | PLS 34591" set on the Southeast corner of said CWSD Parcel, being common with a corner on said westerly line of said Lot 1; Thence North 00° 14' 20" West, 106.50 feet on the East line of said CWSD Parcel, being coterminous with the westerly line of said Lot 1, to the POINT OF BEGINNING, said tract containing 196,512 square feet or 4.511 acres.



VICINITY MAP Section 14 and E 1/2, Section 15 T14S-R63W of the 6th P.M.

-Not to Scale-

VACATION OF PRIOR LOT, TRACT AND RIGHT-OF-WAY LINES

The lot lines Lots 1, 2 and 3 of MAYBERRY, COLORADO SPRINGS FILING NO. 2, Tract C of MAYBERRY, COLORADO SPRINGS FILING NO. 3 and the Right-of-Way lines of Cattlemen Run and Bottlebrush Street as previously established by the plats thereof and lying within the boundaries of this subdivision replat, are hereby vacated.

RELEASE AND VACATION OF PRIOR PUBLIC EASEMENTS ORIGINALLY DEDICATED BY PLAT

The public utility and drainage easements within Lots 1, 2 and 3, MAYBERRY, COLORADO SPRINGS FILING NO. 2 and established by the plat thereof, are hereby released and vacated.

TRACT A

Tract A is hereby created and established by this plat for purposes of future conveyance. Prior to the recording of this plat, the boundaries of this Tract A have been granted as a utility easement exclusive to Cherokee Water and Sanitation District (CWSD) and is intended to eventually be conveyed in fee simple to CWSD.

PLAT AND SUBDIVISION NOTES

- 1. DEDICATION OF ROAD/STREET PUBLIC RIGHT-OF-WAYS: The road and/or street Right-of-Ways shown on this plat as "PUBLIC RoW DEDICATED BY THIS PLAT" are hereby dedicated to El Paso County for public use.
2. DEDICATION OF VEHICULAR ACCESS RESTRICTION: Direct vehicular access to Springs Road and State Highway 94 from any Lot or Tract within this subdivision is hereby prohibited.
3. EASEMENTS HEREBY DEDICATED: PUBLIC UTILITY AND DRAINAGE EASEMENTS: Public utility and drainage easements along certain side, front and rear Lot lines are hereby platted...
4. Ellicott Utilities Company, LLC will have overall maintenance and operation responsibility to provide water and wastewater services.
5. All proposed road and drainage construction within this subdivision will be performed to El Paso County Standards.
6. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
7. The addresses exhibited on this plat are for informational purposes only.
8. All property owners are responsible for maintaining proper storm water drainage in and through their property.
9. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements.
10. Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program.
11. 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. _____ 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.
12. (place holder for any additional notes that may be required)
13. EXISTING ENCUMBRANCES PER TITLE REPORT: This plat does not constitute a title search by R&R Engineers-Surveyors to determine ownership and/or easements of record.

1. GENERAL NOTES

- 1. 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.
2. An 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.
3. 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 record bearing of South 89° 44' 50" East and a ground distance of 2606.58 feet as shown on the plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2 recorded March 10, 2021 as Reception No. 221714698 in the Office of the Clerk and Recorder of El Paso County, Colorado, said line monumented at each end as shown on the boundary map sheet/s of this plat.
4. On the map sheets of this plat, references of "FILING NO. 1" refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1 (Reception No. 220714655; references of "FILING NO. 2" refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2 (Reception No. 221714698); and references of "FILING NO. 3" refer to the recorded plat of MAYBERRY, COLORADO SPRINGS FILING NO. 3 (Reception No. _____).
5. Dimension units shown are U.S. Survey Feet.
6. No offset monument (witness and/or reference monuments) along exterior boundary of this subdivision were set in conjunction with this plat.

SURVEYOR'S CERTIFICATION

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 August 31, 2021, 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 ___st day of ___, 20__.

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

The word "certification" and/or "certify" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

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. 2A. 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.

Update to correct plat name

OWNER OF EXISTING LOTS 2 AND 3 AND PART OF EXISTING TRACT C

Mayberry Communities, LLC, a Colorado limited liability company

By: R. Randy Goodson, President

ACKNOWLEDGEMENT

State of _____) County of _____)

This instrument was acknowledged before me this _____ day of _____, 20__ by R. Randy Goodson, as President of Mayberry Communities, a Colorado limited liability company.

Witness my hand and official seal

Notary Public My commission expires _____

Please review plat notes of filing No.2

OWNER OF EXISTING LOT 1 AND PART OF EXISTING TRACT C

Intellifab of Colorado, LLC, a Colorado limited liability company

By: R. Randy Goodson, President

ACKNOWLEDGEMENT

State of _____) County of _____)

This instrument was acknowledged before me this _____ day of _____, 20__ by R. Randy Goodson, as _____ of Intellifab of Colorado, 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 Levelle, Vice President

ACKNOWLEDGEMENT

State of _____) County of _____)

This instrument was acknowledged before me this _____ day of _____, 20__ by Justin Levelle, 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 _____

For Replats requiring BoCC action:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Previous plat name in entirety is vacated and amended for the areas described by this replat 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 # _____.

Chair, Board of County Commissioners Date

Add PCD Director signature line

RECORDER

I hereby certify this instrument was filed for record in the Office of the Clerk and Recorder of El Paso County, Colorado on this _____ day of _____, 20__ A.D. and is recorded as Reception No. _____ of the records of El Paso County, Colorado.

OWNERS

Existing Lots 2 and 3, MAYBERRY, COLORADO SPRINGS FILING NO. 2 and Part of existing Tract C, MAYBERRY, COLORADO SPRINGS FILING NO. 3 (being Lots 2A, 3A and Tract A of this plat) Mayberry Communities, LLC 3296 Divine Heights #208 Colorado Springs, CO 80922 By Reception No. 21140101 (Parcel H)

Existing Lot 1, MAYBERRY, COLORADO SPRINGS FILING NO. 2 and Part of existing Tract C, MAYBERRY, COLORADO SPRINGS FILING NO. 3 (being Lot 1A of this plat) Intellifab of Colorado, LLC 3296 Divine Heights #208 Colorado Springs, CO 80922 By Reception Nos. 222090969, 222108763 and

SURVEYOR AND ENGINEER

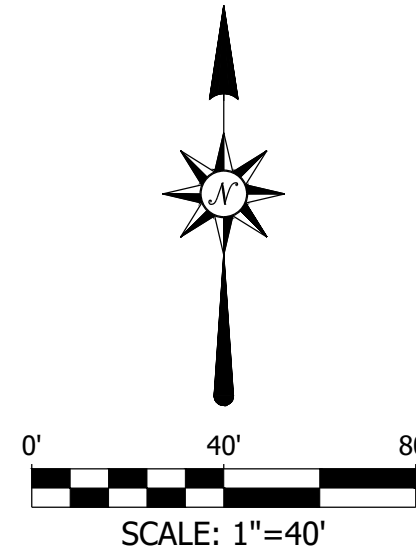
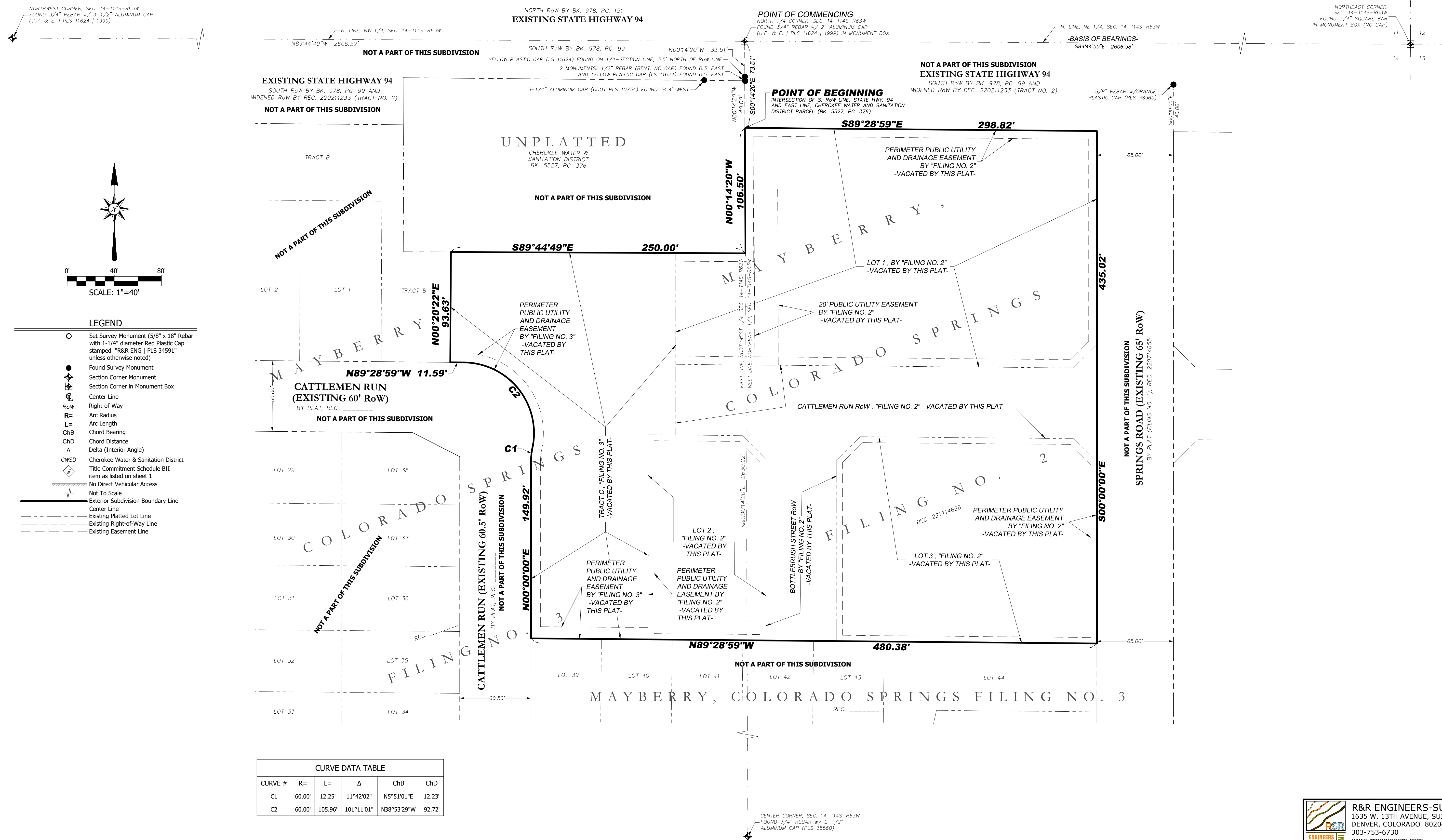
R&R Engineers-Surveyors, Inc. 1635 W. 13th Avenue, Suite 310 Denver, CO 80204 Ph: (303) 753-6790 Engineer: Kevin J. Kucharczyk (P.L.S. 34591) Engineer: Tim Stackhouse (P.E. 0061924)

Table with 2 columns: REVISIONS and File: MC22199-FP_Flg2A. Includes drawing info: Drawn By: DC, Checked By: MAG, Project No: MC22199.

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2A

Being a replat of All of Lots 1, 2 and 3, MAYBERRY, COLORADO SPRINGS FILING NO. 2, along with Cattlemen Run Right-of-Way and Bottlebrush Street Right-of-Way adjoining said Lots 1, 2 and 3;
And All of Tract C, MAYBERRY COLORADO SPRINGS FILING NO. 3;
All lying and situated 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

VACATIONS OF PREVIOUSLY PLATTED LOTS, RoWs AND EASEMENTS IN MAYBERRY, COLORADO SPRINGS FILING NO. 2



LEGEND

- Set Survey Monument (5/8" x 18" Rebar with 1-1/4" diameter Red Plastic Cap stamped "R&R ENG | PLS 34591" unless otherwise noted)
- Found Survey Monument
- ⊕ Section Corner Monument
- ⊕ Section Corner in Monument Box
- ⊕ Center Line
- RoW Right-of-Way
- R= Arc Radius
- L= Arc Length
- ChB Chord Bearing
- ChD Chord Distance
- Δ Delta (Interior Angle)
- CWSD Cherokee Water & Sanitation District
- ⊕ Title Commitment Schedule BII item as listed on sheet 1
- ⊕ No Direct Vehicular Access
- ⊕ Not To Scale
- Exterior Subdivision Boundary Line
- Center Line
- Existing Platted Lot Line
- Existing Right-of-Way Line
- Existing Easement Line

CURVE DATA TABLE					
CURVE #	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'

File: MC22199 - 12.29pm, Plotted by: adms, P:\MC22199 Mayberry Filing No. 2 (Lots 2 & 3) Survey\CAD Drawings\DR Drawings\MC22199-FP-Fig2A.dwg

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

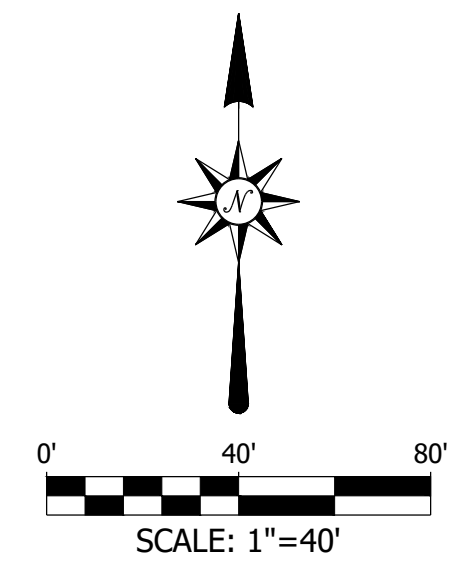
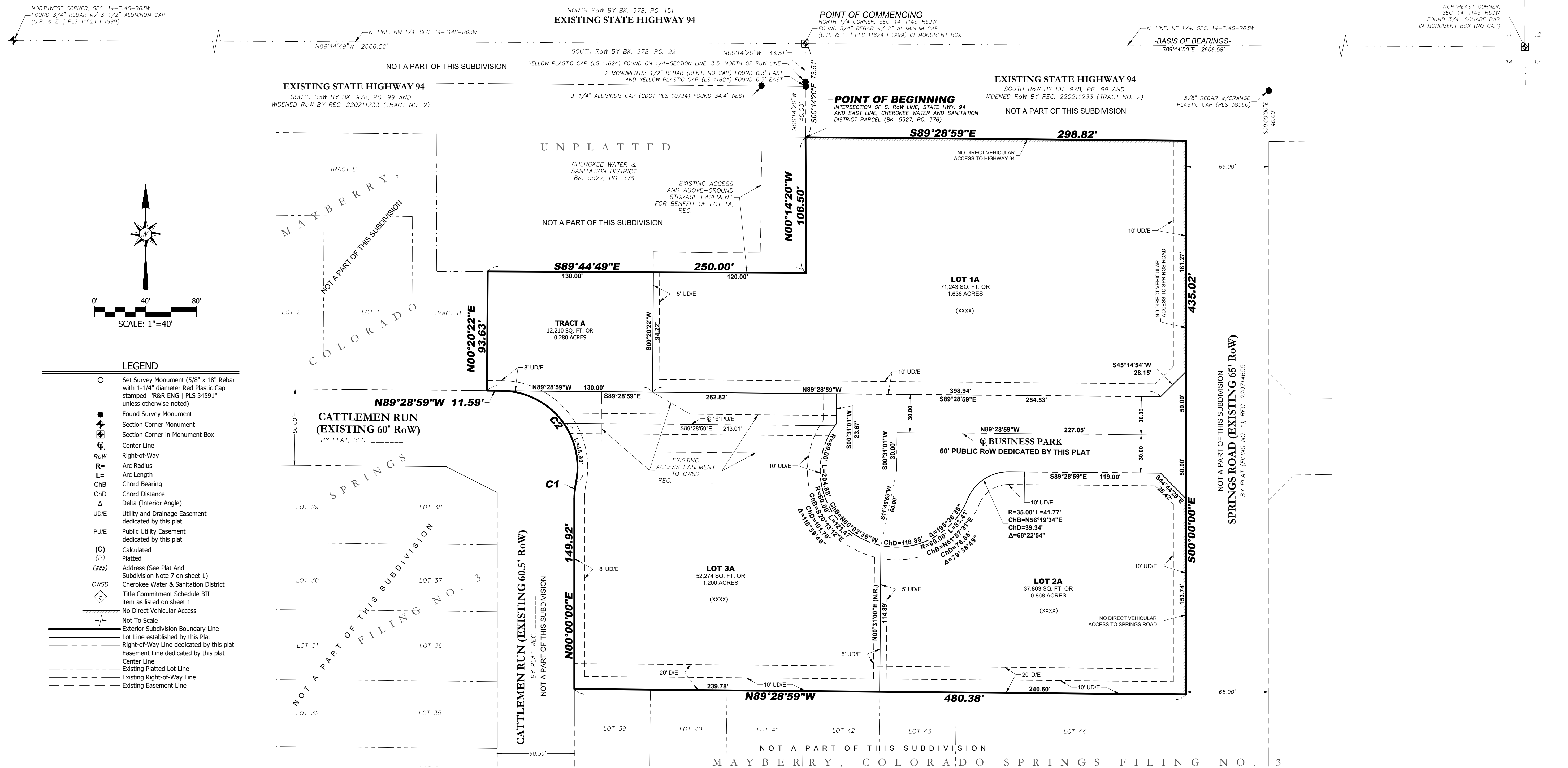
Sheet 2 of 3

REVISIONS	File: MC22199-FP-Fig2A
	Orig. Issue Date: DRAFT 12/17/2023
	Drawn By: DD
	Checked By: MAG
	Project No. MC22199

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2A

Being a replat of All of Lots 1, 2 and 3, MAYBERRY, COLORADO SPRINGS FILING NO. 2, along with Cattlemen Run Right-of-Way and Bottlebrush Street Right-of-Way adjoining said Lots 1, 2 and 3;
And All of Tract C, MAYBERRY COLORADO SPRINGS FILING NO. 3;
All lying and situated 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

LAYOUT AND LOT DETAIL OF THIS REPLAT



LEGEND

- Set Survey Monument (5/8" x 18" Rebar with 1-1/4" diameter Red Plastic Cap stamped "R&R ENG | PLS 34591" unless otherwise noted)
- Found Survey Monument
- Section Corner Monument
- Section Corner in Monument Box
- Center Line
- Right-of-Way
- Arc Radius
- Arc Length
- Chord Bearing
- Chord Distance
- Delta (Interior Angle)
- UD/E Utility and Drainage Easement dedicated by this plat
- PUE Public Utility Easement dedicated by this plat
- Calculated
- Platted
- Address (See Plat And Subdivision Note 7 on sheet 1)
- Cherokee Water & Sanitation District
- Title Commitment Schedule BII item as listed on sheet 1
- No Direct Vehicular Access
- Not To Scale
- 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 Easement Line

CURVE DATA TABLE				
CURVE #	R=	L=	Δ	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'

Set: 2/20/2023 12:28pm Plotted by: adsls P:\MC22199 Mayberry Filing No. 2 (Lots 2 & 3) Survey\CAD Drawings\DR Drawings\MC22199-FP-Fig2A.dwg

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

Sheet 3 of 3

REVISIONS	

File: MC22199-FP-Fig2A
 Orig. Issue Date: DRAFT 12/17/2022
 Drawn By: DD
 Checked By: MAG
 Project No. MC22199