

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

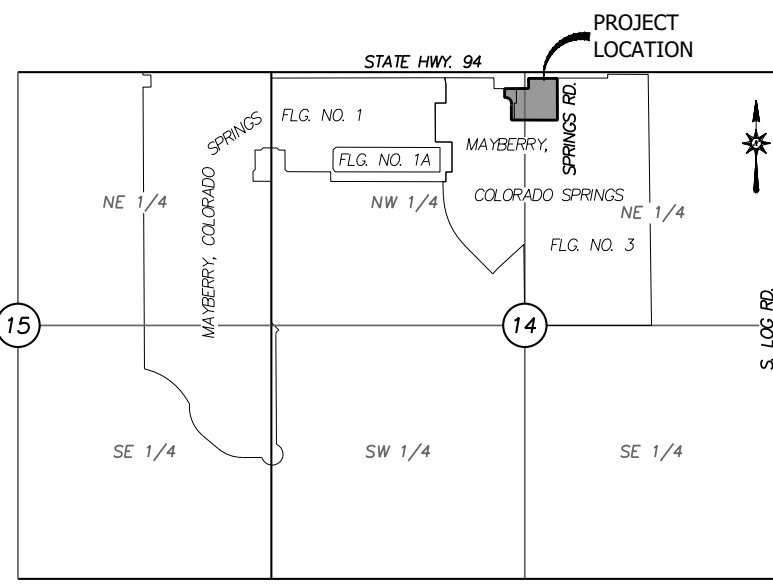
SUBDIVISION BOUNDARY DESCRIPTION

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 November 15, 2023 as Reception Number 223715221 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 11° 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-

14. Plat and subdivision Note 14 continued:

9. Bk. A, Pg. 78	25. Rec. 203139554	44. Rec. 214038069	60. Rec. 221085482; Rec. 221085463;
10. Bk. 350, Pg. 274	26. Rec. 204006308	45. Rec. 214117420	Rec. 221085476; Rec. 221084578;
11. Bk. 526, Pg. 436	27. Rec. 204015159	46. Rec. 216114888	Rec. 221084568; Rec. 221084919;
12. Bk. 3647, Pg. 674	28. Rec. 204043959	47. Rec. 217150656; 217151050	Rec. 221084540
13. Bk. 3649, Pg. 449	29. Rec. 204045661	48. Rec. 219085237; Rec. 219087971;	61. Rec. 221086550; Rec. 220211232;
14. Rec. 97015577	30. Rec. 204061415	49. Rec. 219092656; Rec. 219097309	Rec. 221047142
15. Rec. 98165898; Rec. 204006312;	31. Rec. 204189404	50. Rec. 221421179	62. Rec. 220213263
Rec. 204006313; Rec. 20403279;	32. Rec. 204189405	51. Rec. 219146540	63. Rec. 221086552; Rec. 221086553
Rec. 204053280; Rec. 208100005;	33. Rec. 205012856	52. Rec. 219154809	64. Rec. 221140102; Rec. 221140104;
Rec. 208100007; Rec. 213038017	34. Rec. 206029706	53. Rec. 22088380; Rec. 220139219;	Rec. 221140103
16. Rec. 201019028	35. Rec. 206098620; Rec. 207001700	54. Rec. 220140324	65. Rec. 22255125
17. Rec. 201021723	36. Rec. 206149054; Rec. 206149055	55. Rec. 220714655 (Plat-Flg. 1)	66. Rec. 222085188
18. Rec. 201034352	37. Rec. 206165180	56. Rec. 220211231; Rec. 220211232;	67. Rec. 222107505
19. Rec. 202050995	38. Rec. 206165181	57. Rec. 222150438	68. Rec. 221131169
20. Rec. 2001173795	39. Rec. 206165182	58. Rec. 220212002	69. Rec. 222001012; Rec. 222001013;
21. Rec. 202050996	40. Rec. 209043451	59. Rec. 222104250	Rec. 222001014
22. Rec. 202092688	41. Rec. 214003507	60. Rec. 222104712	70. Rec. 222108763
23. Rec. 203139552	42. Rec. 21418538	61. Rec. 222174698 (Plat-Flg. 2)	71. Rec. 222141034
24. Rec. 203139553	43. Rec. 214030731	62. Rec. 221060199	

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.
- 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. 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 prismatic formula and rotated to said platted bearing, 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 section corners as originally platted.
- 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. 223715221).
- Dimension units shown are U.S. Survey Feet.
- 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.

APPROVALS

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat for MAYBERRY, COLORADO SPRINGS FILING NO. 2A 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 (Cattlemen Run, Bottlebrush Street, public utility and drainage easements) 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 # 221714698.

Chair, Board of County Commissioners _____ Date _____
PCD Director _____ Date _____

RECORDING

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
Surveyor: Kevin J. Kucharczyk (P.L.S. 34591)
Engineer: Tim Stackhouse (P.E. 0061924)

El Paso County PCD File No. VR2323

	R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 www.rrengineers.com	Sheet 1 of 3
REVISIONS Revised per county comments & new recordings		File: MC22199-FP_Flg2A Orig. Issue Date: 9/29/2023
Drawn By: DC		Checked By: MAG
Project No.		

MC22199

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.

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

Mayberry Communities, LLC, a Colorado limited liability company

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

By: R. Randy Goodson, President

ACKNOWLEDGEMENT

State of _____)
County of _____) SS

Witness my hand and official seal

Notary Public
My commission expires _____

OWNER OF EXISTING LOT 1 AND PART OF EXISTING TRACT C

Intellifab of Colorado, LLC, a Colorado limited liability company

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.

By: R. Randy Goodson, President

ACKNOWLEDGEMENT

State of _____)
County of _____) SS

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.

This instrument was acknowledged before me this ___ day of ___, 20___ by Justin Levellie, as Vice President of Corundum Partners, Inc., a Minnesota corporation, Managing Member of Corundum Partners Investments, LLC, a Delaware limited liability company.

By: Justin Levellie, Vice President

ACKNOWLEDGEMENT

State of _____)
County of _____) SS

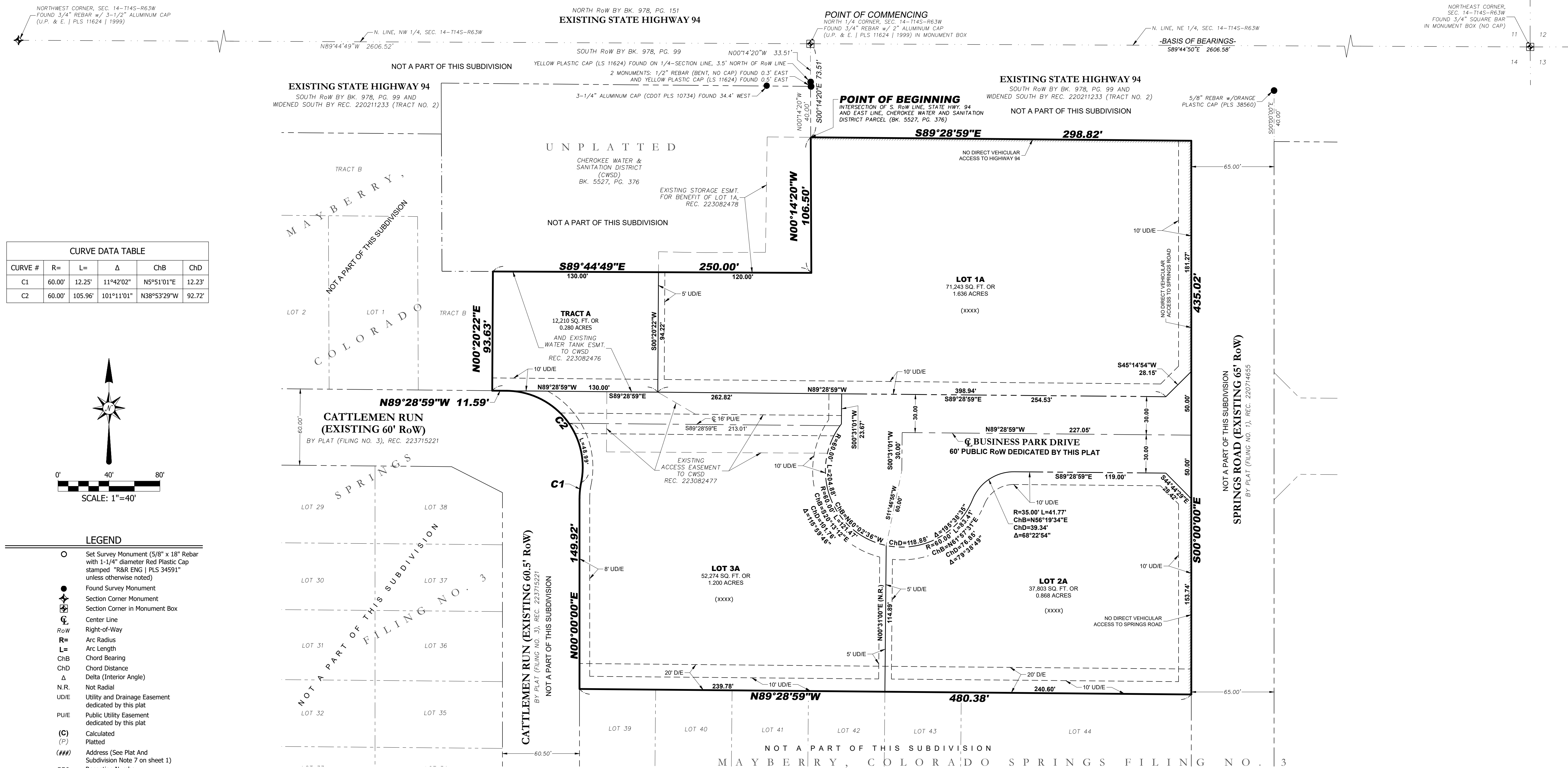
Witness my hand and official seal

Notary Public
My commission expires _____

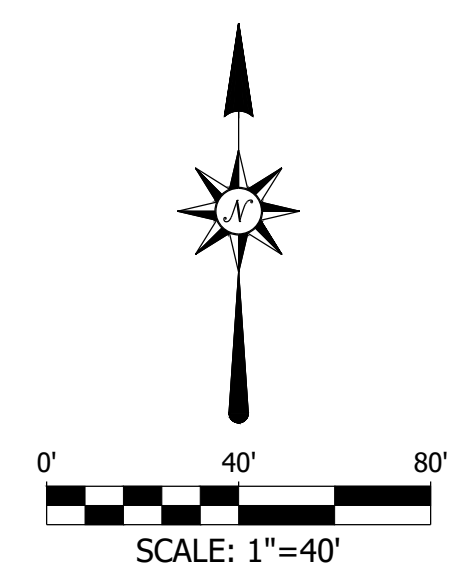
Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2A

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



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'



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)
N.R.	Not Radial
UDE	Utility and Drainage Easement dedicated by this plat
PUIE	Public Utility Easement dedicated by this plat
(C)	Calculated
(P)	Platted
(###)	Address (See Plat And Subdivision Note 7 on sheet 1)
REC.	Reception Number
ESMT.	Easement
CWSD	Cherokee Water & Sanitation District
Ⓢ	Title Commitment Schedule B11 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

USE / AREA TABLE				
	Planned Use	Planned Ownership	Total Square Feet	Total Acres
Lots 1A, 2A, 3A	Commercial Development	Private	161,320	3.703
Tract A	Utility/Water Tower Use	to be conveyed to CWSD	12,210	0.280
Right-of-Way	Public Road / Street	El Paso County	22,982	0.528
TOTALS			196,512	4.511

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	
11/11/2024	Revised per county comments & new recordings.

Jan 11, 2024 4:40pm Plotted by: daddis P:\MC22199_Mayberry_Filing_No_2 (Lots_2 & 3)\Surveying\CAD Drawings\VB Drawings\MC22199-FP-Fig2A_Rev1.dwg