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 guit 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.

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.

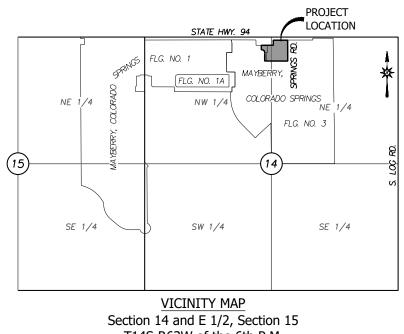
OWNER OF EXISTING LOTS 2 AND 3 AND PART OF EXISTING TRACT C Mayberry Communities, LLC, a Colorado limited liability company By:	ACKNOWLEDGEMENT State of
OWNER OF EXISTING LOT 1 AND PART OF EXISTING TRACT C Intellifab of Colorado, LLC, a Colorado limited liability company By:R. Randy Goodson, President	Notary Public My commission expires ACKNOWLEDGEMENT State of State of) SS County of) This instrument was acknowledged before me this 20 by R. Randy Goodson, as 20 of Intellifab of Colorado, LLC, a Colorado limited liability company. Witness my hand and official seal
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	Notary Public My commission expires ACKNOWLEDGEMENT State of) State of) State of) State 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

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



T14S-R63W of the 6th P.M. -Not to Scale-

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

The lot lines of Lots 1, 2 and 3, MAYBERRY, COLORADO SPRINGS FILING NO. 2, and Tract C, 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 interior of this subdivision replat boundary, 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

- **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 1. 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. Indirect vehicular access to said Springs Road and State Highway 94 is facilitated via the public Right-of-Ways dedicated by this plat.
- 3. EASEMENTS HEREBY DEDICATED:

PUBLIC UTILITY AND DRAIANGE EASEMENTS: Public utility and drainage easements along certain side, front and rear Lot lines are hereby platted, the locations, widths and extents of said easements being annotated hereon sheet 3 of this plat as "UD/E" (Utility and Drainage Easement). The sole responsibility of these easements is hereby vested with the individual property owners. (See also Plat and Subdivision Note 8 below.)

DRAINAGE EASEMENT TO MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1: An easement 20 feet in width along the South lines of Lots 2A and 3A for drainage purposes to channel storm runoff from the Lots and Tract within this subdivision, is hereby dedicated and granted to Mayberry, Colorado Springs Metropolitan District No. 1, its successors and assigns, delineated and annotated on sheet 3 of this plat as "D/E" (Drainage Easement). Said Metropolitan District No. 1 shall be responsible to maintain the storm facilities within this easement; the individual Lot owners shall be responsible for the surface maintenance within this easement of the portions within their respective Lots.

PUBLIC UTILITY EASEMENT: A 16.00 feet wide public utility easement is hereby dedicated across the northerly portion of Lot 3A, the location, width and extent of which is annotated hereon sheet 3 of this plat as "PU/E" (Public Utility Easement). It is the responsibility of any utility operator that utilizes this easement after initial construction of the improvements within this subdivision to coordinate with other utility owners that already occupy this easement, and is responsible to restore the surface of the easement to like condition after any new utility has been constructed. The owner of said Lot 3A shall be responsible for surface maintenance within this easement provided it has been properly restored after utility construction.

- 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. 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 Mayberry, Colorado Springs Metropolitan District No 1 will maintain Alleys, Drainage Channels, Stormwater Detention Ponds, and trails within the proposed open space areas.

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. They are not the legal description and are subject to change. 8. 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.
- 9. 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).
- 10. 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.
- 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. 221047142 and the Amendment thereto recorded under Reception No. 221086550 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.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

- 12. All development within the Mayberry, Colorado Springs Filing No. 2 subdivision shall comply with the Ellicott Town Center Overall PUD Development Pland and the Ellicott Town Center Phase One PUD Development Plan, as recorded under Reception Numbers 206149054 and 206149055, respectively, and any revisions and/or amendments thereto, of the records of the El Paso County Clerk and Recorder's Office.
- 13. The subdivider(s) agree(s) on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution Number 18-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

14. **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. Easement research and ownership information were provided by client in the title commitment prepared by Land Title Guarantee Company for Old Republic National Title Insurance Company as order number RND55114025 with an effective date of September 19, 2023 at 5:00 P.M. According to said title commitment, the following documents listed in the Schedule B, Part II (Exceptions) affect this property. The plottable matters listed therein and lying within this subdivision, unless released/vacated by a subsequent instrument, are plotted on the map sheets. If any other easements and/or encumbrances affect this property, their existence is unknown to this surveyor and are not listed hereon. The item numbers listed, before each document's recording information, directly relates to the Schedule B, Part II item number in said title commitment. Items 1 through 8 are standard exceptions, do not cite any document for surveyor to review and are not addressed and/or listed. (See Plat and Subdivision Note 14 continued above right)

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 _, 20_____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications _ day of _ 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.

PCD Director

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)

Intellifab of Colorado, LLC 3296 Divine Heights #208 Col

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) By Reception Nos. 222090969, 222108763 and

14. Plat and subdivision Note 14 continued:

0		эг		4.4	Dec. 214020000	60	
	Bk. A, Pg. 78	-	Rec. 203139554		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. 219085337; Rec. 219087971;	61.	Rec. 221086550; Rec. 220211232;
14.	Rec. 97015577	30.	Rec. 204061415		Rec. 219092656; Rec. 219097309		Rec. 221047142
15.	Rec. 98165898; Rec. 204006312;	31.	Rec. 204189404	49.	Rec. 219142179	62.	Rec. 220213263
	Rec. 204006313; Rec. 204053279;	32.	Rec. 204189405	50.	Rec. 219146540	63.	Rec. 221086552; Rec. 221086553
	Rec. 204053280; Rec. 208100005;	33.	Rec. 205012856	51.	Rec. 219154809	64.	Rec. 221140102; Rec. 221140104;
	Rec. 208100007; Rec. 213038017	34.	Rec. 206029706	52.	Rec. 22088380; Rec. 220139219;		Rec. 221140103
16.	Rec. 201019028	35.	Rec. 206098620; Rec. 207001700		Rec. 220140324	65.	Rec. 22255125
17.	Rec. 201021723	36.	Rec. 206149054; Rec. 206149055	53.	Rec. 220714655 (Plat-Flg. 1)	66.	Rec. 222085188
18.	Rec. 201034352	37.	Rec. 206165180	54.	Rec. 220211231; Rec. 220211232;	67.	Rec. 222107505
19.	Rec. 202050995	38.	Rec. 206165181		Rec. 222150438	68.	Rec. 221131169
20.	Rec. 2001173795	39.	Rec. 206165182	55.	Rec. 220212002	69.	Rec. 222001012; Rec. 222001013;
21.	Rec. 202050996	40.	Rec. 209043451	56.	Rec. 221034250		Rec. 222001014
22.	Rec. 202092688	41.	Rec. 214003507	57.	Rec. 221047142	70.	Rec. 222108763
23.	Rec. 203139552	42.	Rec. 21418538	58.	Rec. 221714698 (Plat-Flg. 2)	71.	Rec. 222141034
24.	Rec. 203139553	43.	Rec. 214030731	59.	Rec. 221060199		

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. 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.

2. An person who knowingly removers, 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. 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 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.

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. 223715221).

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.

APPROVALS

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

	Chair, Bo	oard of Co	unty Com	nissioners
--	-----------	------------	----------	------------

Date

RECORDING

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

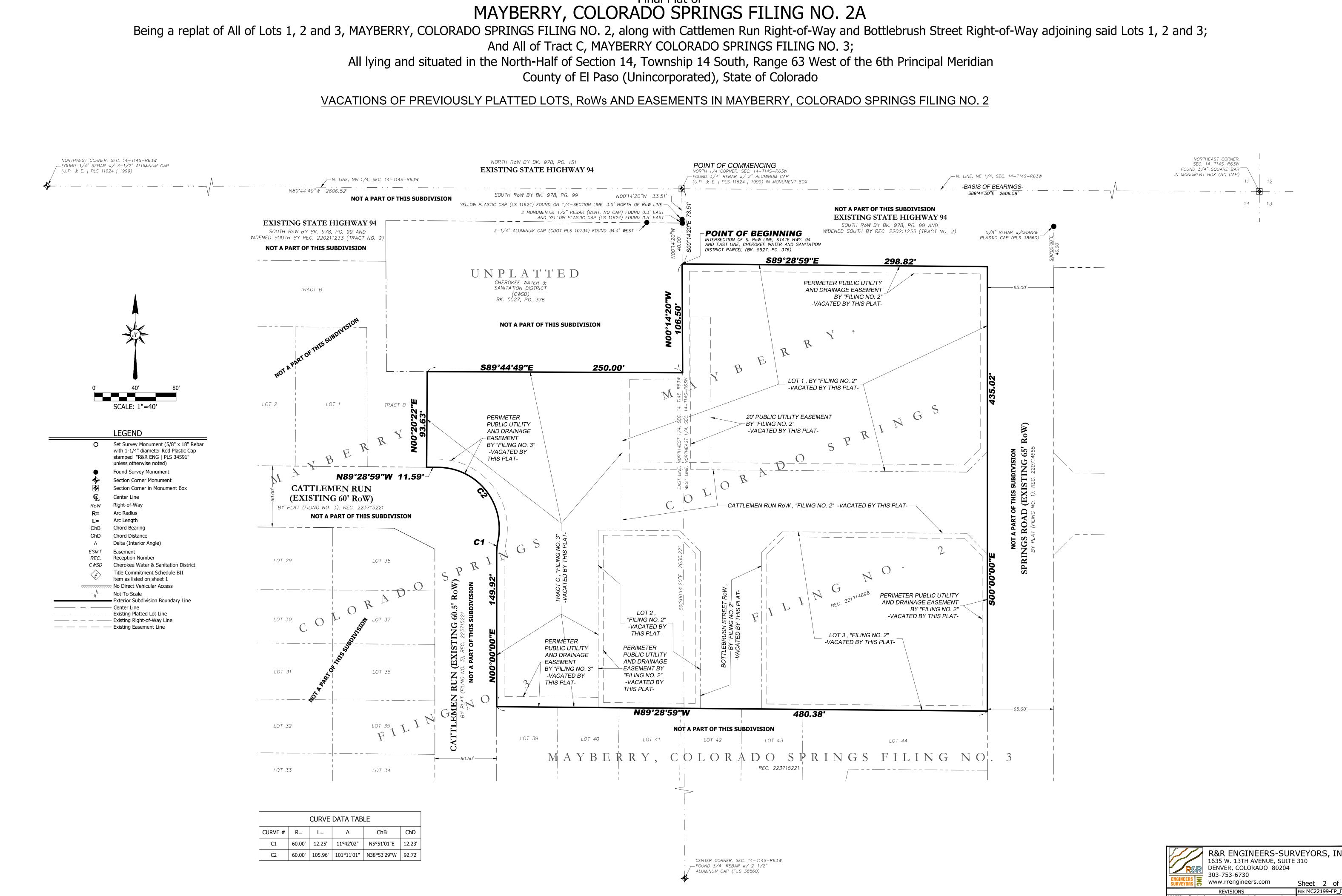
olorado Springs,	CO	80922		
Pecentian Nos	222	nanaka	222108763	and

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

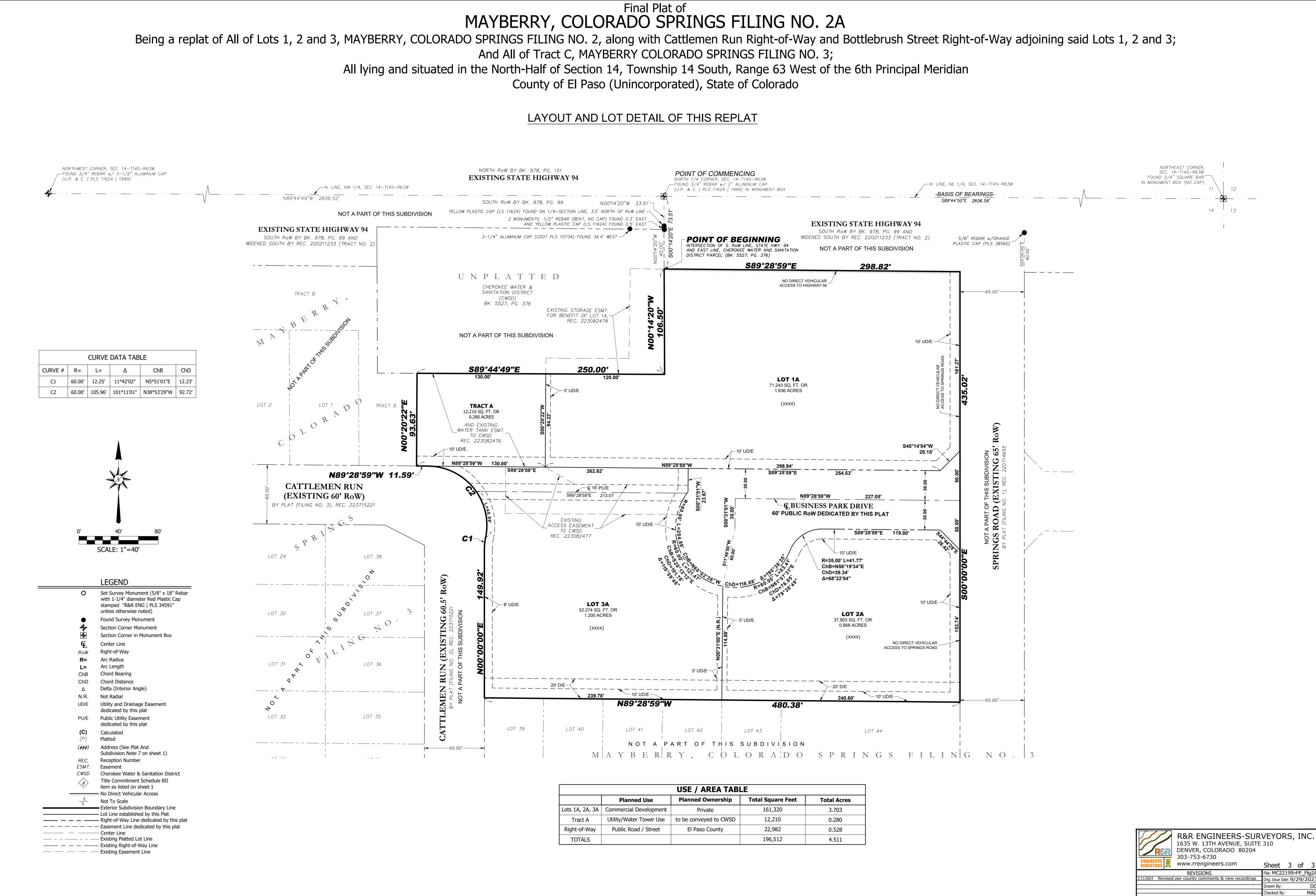
		R&R ENGINEERS-SUR 1635 W. 13TH AVENUE, SUITE DENVER, COLORADO 80204 303-753-6730		s,	IN	C.
ENGINEERS SURVEYORS	NC	www.rrengineers.com	Sheet	1	of	3
		REVISIONS	File: MC22	199-	FP_F	lg2A
1/11/2024 Rev	vised	per county comments & new recordings	Orig. Issue Dat	te: <mark>9/</mark>	29/2	2023
			Drawn By:			DD
			Checked By:			MAG

MC2219



Final Plat of

R&R ENGINEERS-SUR 1635 W. 13TH AVENUE, SUITE DENVER, COLORADO 80204 303-753-6730		S, IN	C.
ENGINEERS SURVEYORS K www.rrengineers.com	Sheet	2 of	3
REVISIONS	File: MC221	99-FP_F	lg2A
1/11/2024 Revised per county comments & new recordings	Orig. Issue Date:	:9/29/2	2023
	Drawn By:		DD
	Checked By:		MAG
	Project No.		
	4	MC22:	199



		USE / AREA TAB		
	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-SUR 1635 W. 13TH AVENUE, SUITE DENVER, COLORADO 80204 303-753-6730 www.rrengineers.com	310			
SURVEYORS	www.irengineers.com	Sheet	3	ot	3
	REVISIONS	File: MC221	199-	FP_F	lg2A
1/11/2024 Revised	per county comments & new recordings	Orig. Issue Dat	e: 9/	29/2	2023
		Drawn By:			DD
		Checked By:			MAG
		Project No.			
			M	222	199