

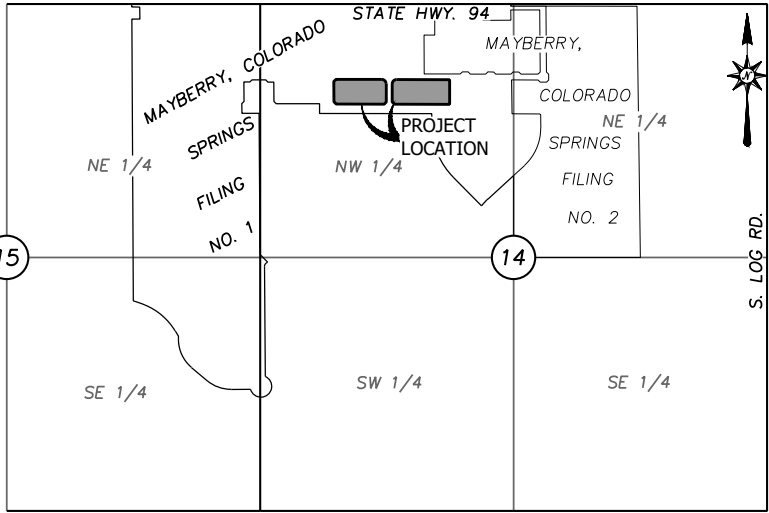
Final Plat of

MAYBERRY, COLORADO SPRINGS FILING NO. 1A

A Replat of all of Lots 61 through 98 (Inclusive), all of Tracts C, D, E, F, G, H, I and J, and part of Tract M, MAYBERRY, COLORADO SPRINGS FILING NO. 1

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



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

SHEET INDEX

Sheet 1.....Dedications, Plat Notes, Approvals, etc.
Sheet 2.....As Originally Platted and Vacations Map
Sheet 3.....Replatted Layout Detail

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.
- This survey does not constitute a title search by R&R Engineers-Surveyors to determine ownership or easements of record. Easement research and ownership information were provided by client in the title commitment or title report referenced hereon.
- Existing ownership deed of record for this property: Reception No. 221140101 (Parcel H) recorded July 22, 2021.
- See sheet 2 for other General Notes relative to the information shown thereon.

PLAT AND SUBDIVISION NOTES (continued)

15. **EXISTING ENCUMBRANCES PER TITLE REPORT** (continued)

- Effect of Resolution No. 02-97 of the Board of County Commissioners approving a preliminary plan for Viewpoint Village Subdivision recorded April 1, 2002 under Reception No. 202050995. (Described land encompasses entire subject property of this plat.)
- Effect of Resolution No. 02-98 of the Board of County Commissioners approving a preliminary plan for Viewpoint Village Subdivision recorded April 1, 2002 under Reception No. 202050996. (Described land encompasses entire subject property of this plat.)
- The effect of Resolution No. 02-42 of the Board of County Commissioners approving the preliminary plan for Springs East Village Subdivision recorded June 07, 2002, under Reception No. 202092688. (Described land is the W 1/2, NE 1/4, Sec. 14. The subject property of this plat does not lie within the NE 1/4.)
- Grant of access and utility easement to the Sunset Metropolitan District as recorded January 12, 2004 under Reception No. 204006308. (This easement does not lie within or adjoin the subject property of this plat; not shown.)
- Grant of access and utility easement to the Sunset Metropolitan District as recorded January 12, 2004 under Reception No. 204006309. (This easement does not lie within or adjoin the subject property of this plat; not shown.)
- Certificate of Non-compliance filed by Pikes Peak Regional Building Department recorded January 27, 2004 under Reception No. 204015159. (Described land is the W 1/2, W1/2, NE 1/4, Sec. 14. The subject property of this plat does not lie within the NE 1/4.)
- The effect of Resolution No. 03-487F of the Board of County Commissioners approving the Springs East Development Plan recorded March 18, 2004 under Reception No. 204043959. (Described land is the W 1/2, NE 1/4, Sec. 14. The subject property of this plat does not lie within the NE 1/4.)
- The effect of Resolution No. 03-499 of the Board of County Commissioners approving the Amended Preliminary Plan for the Springs East Village Subdivision recorded March 22, 2004, under Reception No. 204045661. (Described land is the W 1/2, NE 1/4, Sec. 14. The subject property of this plat does not lie within the NE 1/4.)
- Easement granted to El Paso County, for landscape, drainage, public utility, and incidental purposes, by instrument recorded April 16, 2004, under Reception No. 204061415. (This easement lies wholly within the NE 1/4 of Sec. 14; not shown. The subject property of this plat does not lie within the NE 1/4.)
- The effect of Colorado Ground Water Commission Findings and Order, Determination No. 598-BD recorded November 16, 2004, under Reception Nos. 204189404. Permits to use existing wells, Nos. 61972-F and 61973-F filed in connection therewith recorded November 17, 2004 under Reception Nos. 204190085 and 204190086. (Land described in the Determination Order encompasses the entire subject property of this plat. Location of the wells are not described in the Permit documents.)
- The effect of Colorado Ground Water Commission Findings and Order, Determination 599-BD, recorded November 16, 2004, under Reception No. 204189405. (Described land encompasses entire subject property of this plat.)
- Easement granted to El Paso County, for roadway, and incidental purposes, by instrument recorded January 26, 2005, under Reception No. 205012856. (This roadway was vacated per Note 16 on the plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1.)
- Effect of Resolution No. 06-18 of the Board of County Commissioners approving the Ellicott Town Center Sketch Plan recorded February 28, 2006 under Reception No. 206029706. (Described land encompasses entire subject property of this plat.)
- The effect of inclusion of the subject property in the Ellicott Town Center Metropolitan District, as evidenced by Resolution No. 06-228 of the Board of County Commissioners recorded July 05, 2006, under Reception No. 206098620 and District Court Order from Case No. 06CV3948 recorded January 4, 2007 under Reception No. 207001700. Resolution No. 14-12 of the Board of County Commissioners, approving the service plan amendment for the Ellicott Town Center Metropolitan District, recorded January 15, 2014, under Reception No. 214003507. Special District Disclosure Document-Ellicott Town Center Metropolitan District in connection therewith recorded December 22, 2014, under Reception No. 214117420. (Described land encompasses entire subject property of this plat.)
- The effect of the Ellicott Town Center Overall PUD Development Plans, recorded October 06, 2008 under Reception No. 206149054 and 206149055. (Land boundaries of these plans encompass entire subject property of this plat.)
- The effect of Resolution No. 06-161 of the Board of County Commissioners approving rezone from PUD Zone District to an Overall PUD Zone District, recorded November 08, 2006 under Reception No. 206165180. (Described land encompasses entire subject property of this plat.)
- The effect of Resolution No. 06-162 of the Board of County Commissioners approving rezone from PUD Zone District to a more specific district with a site specific development plan recorded November 08, 2006 under Reception No. 206165181. (Described land encompasses entire subject property of this plat.)
- The effect of Resolution No. 06-163 of the Board of County Commissioners approving the Preliminary Plan for Ellicott Town Center Phase I, recorded November 08, 2006 under Reception No. 206165182. (Described land encompasses entire subject property of this plat.)
- Easement granted to Mountain View Electric Association, Inc., for electricity, and incidental purposes, by instrument recorded April 27, 2009, under Reception No. 209043451. (Described easement lies within the NE 1/4, Sec. 14. The subject property of this plat does not lie within the NE 1/4.)
- The effect of Resolution No. 09-160 of the Board of County Commissioners, for reconsideration of expired final plat of Ellicott Town Center, recorded March 06, 2014, under Reception No. 214018538. (Described land encompasses entire subject property of this plat.)
- The effect of Resolution No. 10-139 of the Board of County Commissioners to approve a two-year time extension to record the final plat for ELLICOTT TOWN CENTER FILING NO. 1 subdivision recorded April 15, 2014, under Reception No. 214030731. (Described land encompasses entire subject property of this plat.)

SURVEYOR'S CERTIFICATE

I, Mark A. Gabert, 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 ____ day of _____, 2022.

Mark A. Gabert, P.L.S. Colorado Registered PLS# 38567
For and on behalf of R&R Engineers-Surveyors, Inc.

Sheet 1 of 3

SUBDIVISION BOUNDARY DESCRIPTION
Two Parcels of land being all of Lots 61 through 69, inclusive and all of Tracts C, D and E (Parcel 1 in the following description); AND all of Lots 80 through 98, inclusive, and all of Tracts F, G, H, I and J, and part of Tract M (Parcel 2 in the following description), all being part of MAYBERRY, COLORADO SPRINGS FILING NO. 1, a subdivision of land in the Northwest Quarter 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 December 23, 2020 as Reception Number 220714655 in the Office of the El Paso Clerk and Recorder, said Parcels more particularly described as follows:

(Note: The bearings in the following descriptions are based on the North Right-of-Way line of Mayberry Drive established by said plat having a bearing of North 89° 28' 59" West as derived from said plat, said Right-of-Way line monumented at the Southeast corner of the following described Parcel 2, which is a point on the easterly extension of said North Right-of-Way line lying 62.00 feet East of the Southeast corner of said Lot 95 (as measured along said easterly extension) by a set 5/8 inch rebar with a yellow plastic cap marked "PLS 38567", and monumented at the Southwest corner of said Lot 95 (as measured along said easterly extension) by a set 5/8 inch rebar with a yellow plastic cap marked "PLS 38567", and monumented at the Southwest corner of said Lot 95 (as measured along said easterly extension) by a set 5/8 inch rebar with a yellow plastic cap marked "PLS 38567".)

Parcel 1: BEGINNING at a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the most southern southwest corner of said Lot 64, said corner also lying on the North Right-of-Way line of said Mayberry Drive; Thence North 44° 44' 29" West 31.25 feet on the Southwest line of said Lot 64 to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the most northerly Southwest corner of said Lot 64; Thence North 00° 00' 00" East 206.01 feet on the West lines of said Lots 64, 63, 62 and 61, being coterminous with the East Right-of-Way line of Market Place Drive established by said plat, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the most southerly Northwest corner of said Lot 61; Thence North 45° 15' 31" East 30.97 feet on the Northwest line of said Lot 61 to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the most northerly Northwest corner of said Lot 61; Thence South 89° 28' 59" East 463.43 feet on the North lines of said Lots 61, 69, 70 and 79, and on the North lines of said Tracts C, D and E, said North lines being coterminous with the South Right-of-Way line of Village Main Street established by said plat, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set at a point on the North line of said Lot 79, said point being the beginning of a tangent curve concave southwesterly; Thence southerly on said curve on the northerly segments of said Lot 79 and said Tract F an arc length of 70.28 feet, said curve having a radius of 45.00 feet and an interior angle of 89° 28' 59", to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the point-of-tangent of said curve; Thence South 00° 00' 00" East 183.41 feet on the East line of said Tract F, being coterminous with the West Right-of-Way line of Garden Park Avenue established by said plat, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the most northerly Southeast corner of said Tract F; Thence South 45° 15' 31" West 30.97 feet on the Southeast line of said Tract F to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the South line of said Tract F; Thence North 89° 28' 59" West 486.02 feet on the South lines of said Tracts F, E, D and C and on the South lines of said Lots 75, 74, 65 and 64, said South lines being coterminous with the North Right-of-Way line of said Mayberry Drive, to the POINT OF BEGINNING;

AND
Parcel 2: BEGINNING at 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the most southern Southwest corner of said Tract G, said corner also lying on the North Right-of-Way line of said Mayberry Drive; Thence North 44° 44' 29" West 31.25 feet on the Southwest line of said Tract G to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the most northerly Southwest corner of said Tract G; Thence North 00° 00' 00" East 182.60 feet on the West line of said Tract G, said West line being coterminous with the East Right-of-Way line of Garden Park Avenue, established by said plat, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set at the beginning of a tangent curve concave southeasterly; Thence northerly along said curve on the northwesterly segment of said Tract G an arc length of 71.09 feet, said curve having a radius of 45.00 feet and an interior angle of 90° 31' 01", to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set on the point-of-tangent of said curve; Thence South 89° 28' 59" East 536.11 feet on the North lines of said Lots 80, 89, 90 and 98 and on the North lines of said Tracts H, I, J and M, said North lines being coterminous with the South Right-of-Way line of said Village Main Street, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 38567" set at a point on the North line of said Tract M; Thence South 00° 20' 22" West 250.00 feet parallel with and 2.97 feet West of (as measured perpendicular to) the most northern East line of said Tract M to the easterly extension of the North Right-of-Way line of said Mayberry Drive; Thence North 89° 28' 59" West 558.04 feet on said easterly extension and on the South lines of said Lots 95, 94, 85 and 84 and on the South lines of said Tracts J, I, H and G, said South lines being coterminous with the North line of said Mayberry Drive, to the POINT OF BEGINNING;

Said two parcels containing a combined total of 275,863 square feet or 6.333 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. 1A". 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.

ACKNOWLEDGEMENT

Mayberry Communities, LLC, a Colorado limited liability company
State of _____
County of _____
This instrument was acknowledged before me this _____ day of _____, 20____ by R. Randy Goodson, as President of Mayberry Communities, LLC, a Colorado limited liability company.
Witness my hand and official seal

My commission expires _____
Notary Public

LENDER'S CERTIFICATE

Corundum Partners Investments, LLC, a Delaware corporation by Corundum Partners, Inc., a Minnesota corporation, its Managing Member
State of _____
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

My commission expires _____
Notary Public

RELEASE AND VACATION OF PREVIOUSLY DEDICATED TRACTS CERTIFICATE

All of Tracts C, D, E, F, G, H, I, J, and that portion of Tract M hereby being replatted, of MAYBERRY, COLORADO SPRINGS FILING NO. 1, that were dedicated for various purposes on the plat of said MAYBERRY, COLORADO SPRINGS FILING NO. 1 to the Mayberry Colorado Springs Metropolitan District No. 1, a quasi-municipal corporation, are hereby released and vacated as to the purposes previously dedicated. Tracts A and B, MAYBERRY, COLORADO SPRINGS FILING NO. 1 will remain dedicated to Colorado Springs Mayberry Metropolitan District No. 1 for the purposes as stated on the original plat.

Mayberry Colorado Springs Metropolitan District No. 1
State of _____
County of _____
This instrument was acknowledged before me this _____ day of _____, 20____ by John Mick, as President of Mayberry Colorado Springs Metropolitan District No. 1, a quasi-municipal corporation.
Witness my hand and official seal

My commission expires _____
Notary Public

APPROVALS

PCD DIRECTOR CERTIFICATE

This plat of "MAYBERRY, COLORADO SPRINGS FILING NO. 1A" 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 or conditions specified hereon.

Craig Dossey, Planning and Community Development Director
Date _____

VACATION OF PRIOR LOT AND TRACT LINES

The lot lines of Lots 61 through 98, inclusive, and all of Tracts C, D, E, F, G, H, I and J as previously established by the plat of MAYBERRY, COLORADO SPRINGS FILING NO. 1, all of which lie wholly within the boundaries of this subdivision replat, are hereby vacated.

RELEASE AND VACATION OF PRIOR DEDICATED PUBLIC EASEMENTS

The public easements lying only within Lots 61 through 98, inclusive, MAYBERRY, COLORADO SPRINGS FILING NO. 1, dedicated and established thereby within the note shown thereon as "EASEMENTS," are hereby released and vacated.


PLAT AND SUBDIVISION NOTES

- NEW PUBLIC STREET RIGHT-OF-WAYS HEREBY DEDICATED:** Areas of new public street Right-of-Ways, the locations and extents of which are delineated and annotated hereon sheet 3 of this plat as "RoW DEDICATED BY THIS PLAT", are hereby established.
- DIRECT VEHICULAR ACCESS RESTRICTION TO VILLAGE MAIN STREET AND MAYBERRY DRIVE HEREBY DEDICATED:** Direct vehicular access to Village Main Street and Mayberry Drive from the Lots within this subdivision replat is hereby prohibited along the lot lines that are coterminous with the Right-of-Way lines of said Village Main Street and said Mayberry Drive.
- EASEMENTS HEREBY DEDICATED:** Easements for utilities, sidewalks and drainage purposes, the extents of which are delineated and annotated hereon sheet 3 of this plat as "UD/E" (Utility and Drainage Easement) and/or "SUD/E" (Sidewalk, Utility and Drainage Easement), are hereby established. See also Plat and Subdivision Note 10 below regarding drainage easements.
- REMAINING PORTION OF TRACT M:** A portion of Tract M, MAYBERRY, COLORADO SPRINGS FILING NO. 1 is hereby being replatted as public Right-of-Way for Atchison Way. The remaining portion of said Tract M is not included as part of this replat, but shall not be developed until replatted by the next filing in this development.
- 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 this 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.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- No more than ten (10) building permits in total, between this subdivision replat and MAYBERRY, COLORADO SPRINGS FILING NO. 1, will be issued until the secondary access through Springs Road has been constructed to the satisfaction of the El Paso County Engineering Division.
- 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. 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, reviews, 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 I PUD / Preliminary Plan, recorded as Reception No. _____ 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 (original SIA) recorded under Reception No. 220211232, the Amendment To Subdivision Improvements Agreement Mayberry, Colorado Springs Filing Nos. 1 and 2 (Amended SIA) recorded under Reception No. 221086550, and the Second Amendment To The Subdivision Improvements Agreement Mayberry Colorado Springs Filing 1A (SIA 2nd Amendment) recorded under the applicant/owner and El Paso County 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. 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.
- 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 a title commitment prepared by Old Republic National Title Insurance Company for Land Title Guarantee Company | 102 S. Tejon #760 | Colorado Springs, CO 80903 | Ph: (303) 850-4136, as order number SC55072532.2 with an effective date of October 14, 2021 at 5:00 P.M. If any other easements and/or encumbrances affect this property, their existence is unknown to this surveyor and are not shown hereon or listed below.

The following matters are as listed in the Schedule B, Part II (Exceptions) of the above referenced title commitment or report. Items 1 through 7 are standard exceptions, do not cite any document or recording information and are not addressed and listed below. (Text that is italicized and within parenthesis are surveyor's comment to the item). The existing plottable easements listed within said Schedule B II list are shown on the map sheet of this plat.

Indicates a plottable matter shown on sheet 3.

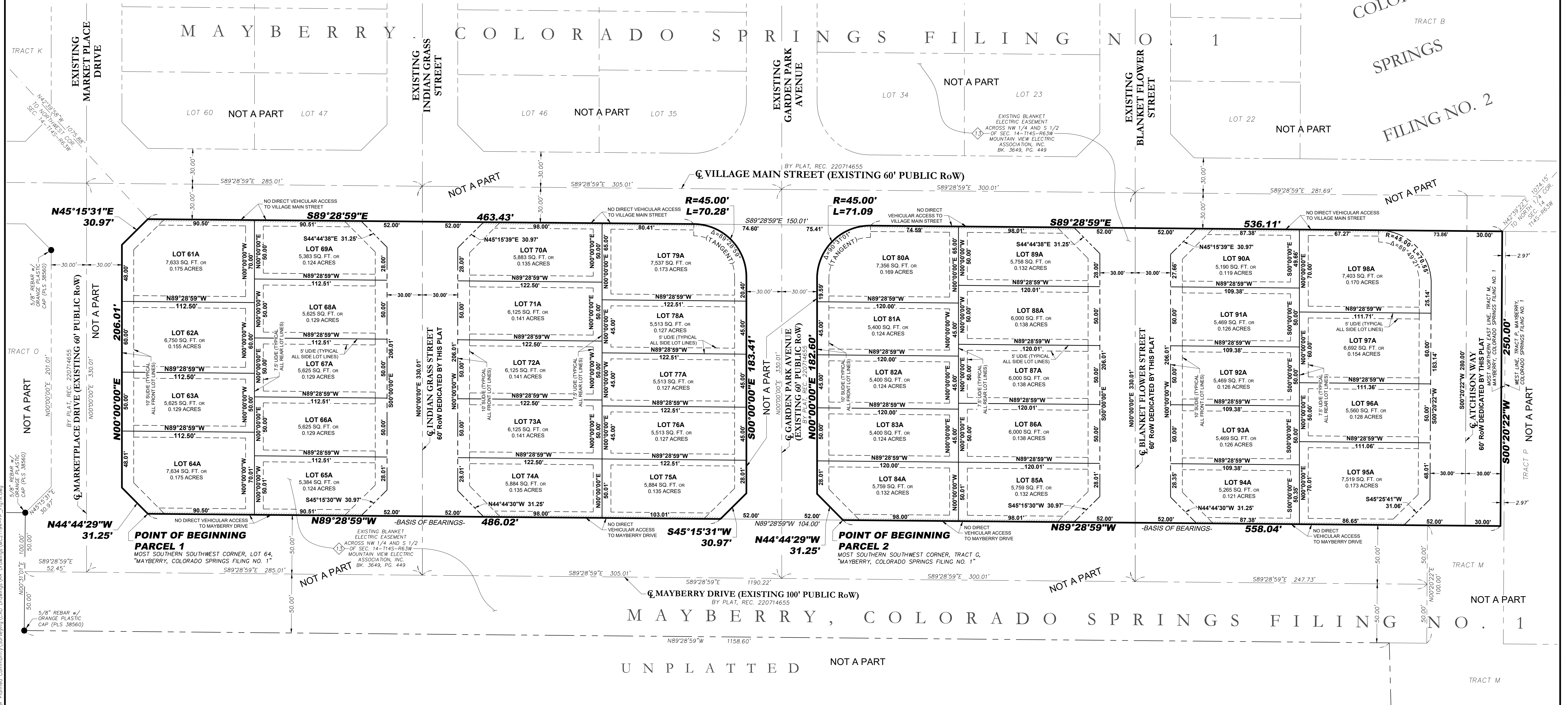
- Any interest which may have been acquired by the public in and to the subject property by reason of resolution of Board of County Commissioners dated and recorded October 3, 1887, in Road Book A at page 78 which provided for public roads 60 feet in width being 30 feet on either side of section lines on the public domain. (The subject property of this plat does not lie on or across any section lines.)
- Reservations as contained in patents of the United States recorded September 28, 1905 in Book 350 at Page 274. (The conveyance in this document and the rights reserved were within the NE 1/4 of Sec. 14-T14S-R63W. The subject property of this plat does not lie within the NE 1/4.)
- The effect of inclusion of the subject property in the Upper Black Squirrel Creek Ground Water Management District, as evidenced by instrument recorded December 11, 1979, in Book 3260 at Page 701. (Described land encompasses entire subject property of this plat.)
- The effect of notice concerning underground facilities of the El Paso County Telephone Company recorded January 29, 1982 in Book 3527 at Page 176. (Described land encompasses entire subject property of this plat.)
- Right of Way Easement granted to Mountain View Electric Association, Inc., for electricity, and incidental purposes, by instrument recorded December 15, 1982, in Book 3647 at Page 674. (This blanket easement is described as across the "NE 4 of Sec. 14-14-63". The subject property of this plat does not lie within the NE 1/4.)
- Right of Way Easement granted to Mountain View Electric Association, for electricity, and incidental purposes, by instrument recorded December 20, 1982, in Book 3649 at Page 449. (Blanket easement across NW 1/4 and S 1/2, Sec. 14 - annotated on sheet 3)
- The effect of notice concerning underground facilities of the Mountain View Electric Association, Inc. recorded May 9, 1983 in Book 3718 at Page 812. (Described land encompasses entire subject property of this plat.)
- Water rights as disclosed by, but not limited to, the instruments recorded December 31, 1996 under Reception No. 96159852, March 6, 1997 under Reception No. 97025786, November 12, 1998 under Reception No. 98165898, January 12, 2004 under Reception Nos. 204006312 and 204006313, April 2, 2004 under Reception Nos. 204053279 and 204053279, September 9, 2008 under Reception Nos. 208100005 and 208100007, March 22, 2013 under Reception No. 213038017, and March 25, 2013 under Reception No. 213038197. (Described land in some of the above listed documents encompasses the entire subject property of this plat.)
- The effect of inclusion of the subject property in the Ellicott Metropolitan District, as evidenced by instrument recorded February 11, 1997, under Reception No. 97015577. (Described land encompasses entire subject property of this plat.)
- The effect of Resolution 00-205 of the Board of County Commissioners approving the Springs East Village Sketch Plan recorded February 15, 2001, under Reception No. 201019028. (Described land is the W 1/2, NE 1/4, Sec. 14. The subject property of this plat does not lie within the NE 1/4.)
- Effect of Resolution No. 00-364 of the Board of County Commissioners approving the Viewpoint Village Sketch Plan recorded February 23, 2001 under Reception No. 201021723. (Described land encompasses entire subject property of this plat.)
- The effect of Resolution No. 01-17 of the Board of County Commissioners approving rezoning recorded March 21, 2001, under Reception No. 201034352. (Described land is the W 1/2, NE 1/4, Sec. 14. The subject property of this plat does not lie within the NE 1/4.)
- The effect of PUD Map and Development Plan for Springs East Village recorded November 28, 2001, under Reception No. 201173795. (Described land is the W 1/2, NE 1/4, Sec. 14. The subject property of this plat does not lie within the NE 1/4.)

		R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENGINEERS.COM	
REVIEWS		File No. MC21194-TP-Fig1A	
4/5/2022 Added Atchison Way RoW		Date Drawn 2/25/2022	
		Drawn By DD	
		Checked By MAG	
		Job No. MC21194	

Final Plat of
MAYBERRY, COLORADO SPRINGS FILING NO. 1A

A Replat of all of Lots 61 through 98 (Inclusive), all of Tracts C, D, E, F, G, H, I and J, and part of Tract M, MAYBERRY, COLORADO SPRINGS FILING NO. 1
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

REPLATTED LAYOUT DETAIL



LEGEND

- Found Survey Monument
- Set Survey Monument: 5/8" Rebar with Yellow Plastic Cap (PLS 38567) unless otherwise noted
- CL Center Line
- RoW Right-of-Way
- R= Arc Radius
- L= Arc Length
- Δ Delta (Interior Angle)
- UD/E Utility and Drainage Easement dedicated by this plat
- 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
- Tie Line

AREA SUMS		
	Total Square Feet	Total Acres
Lots (Total 38)	228,252	5.240
Right-of-Way	47,611	1.093
TOTALS	275,863	6.333

GENERAL NOTES

- Basis of Bearings (Record): Bearings are based on the North Right-of-Way line of Mayberry Drive as monumented from a point on the easterly extension of the South line of Lot 95, MAYBERRY, COLORADO SPRINGS FILING NO. 1, said point lying 62.00 feet easterly of (as measured along said easterly extension) the Southeast corner of said Lot 95, and as monumented at the most southern Southwest corner of Lot 64, said MAYBERRY, COLORADO SPRINGS FILING NO. 1, said line having a bearing of North 89° 28' 59" West and a ground distance of 1146.06 feet and being parallel with the center line of said Mayberry Drive, said center line having a record bearing of South 89° 28' 59" East as shown on the recorded plat of said MAYBERRY, COLORADO SPRINGS FILING NO. 1 recorded as Reception Number 220714655. Said line is monumented at each end as shown on the above map.
- Linear units shown hereon are U.S. Survey Feet.

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

REVISIONS		File No. MC21194-1P-101A
4/5/2022	Added Atchison Way RoW	Date Drawn 2/25/2022
	Drawn By DD	Checked By MAG
	Job No.	MC21194