

MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT - INITIAL DISTRICT BOUNDARY MAP

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Div of Local Government

FOUND REBAR AND 3-1/2" ALUM. CAP STAMPED AS SHOWN

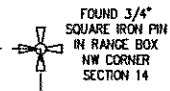
U.P.&E. T145 R63W 10|11 15|14 1999 PLS 11624

STATE HIGHWAY 94 (100' ROW)

U.P.&E. T145 R63W 1/4 S11 S14 1999 PLS 11624

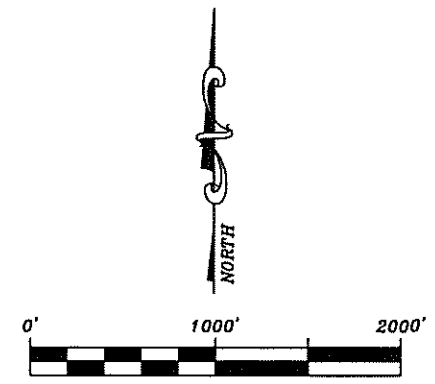
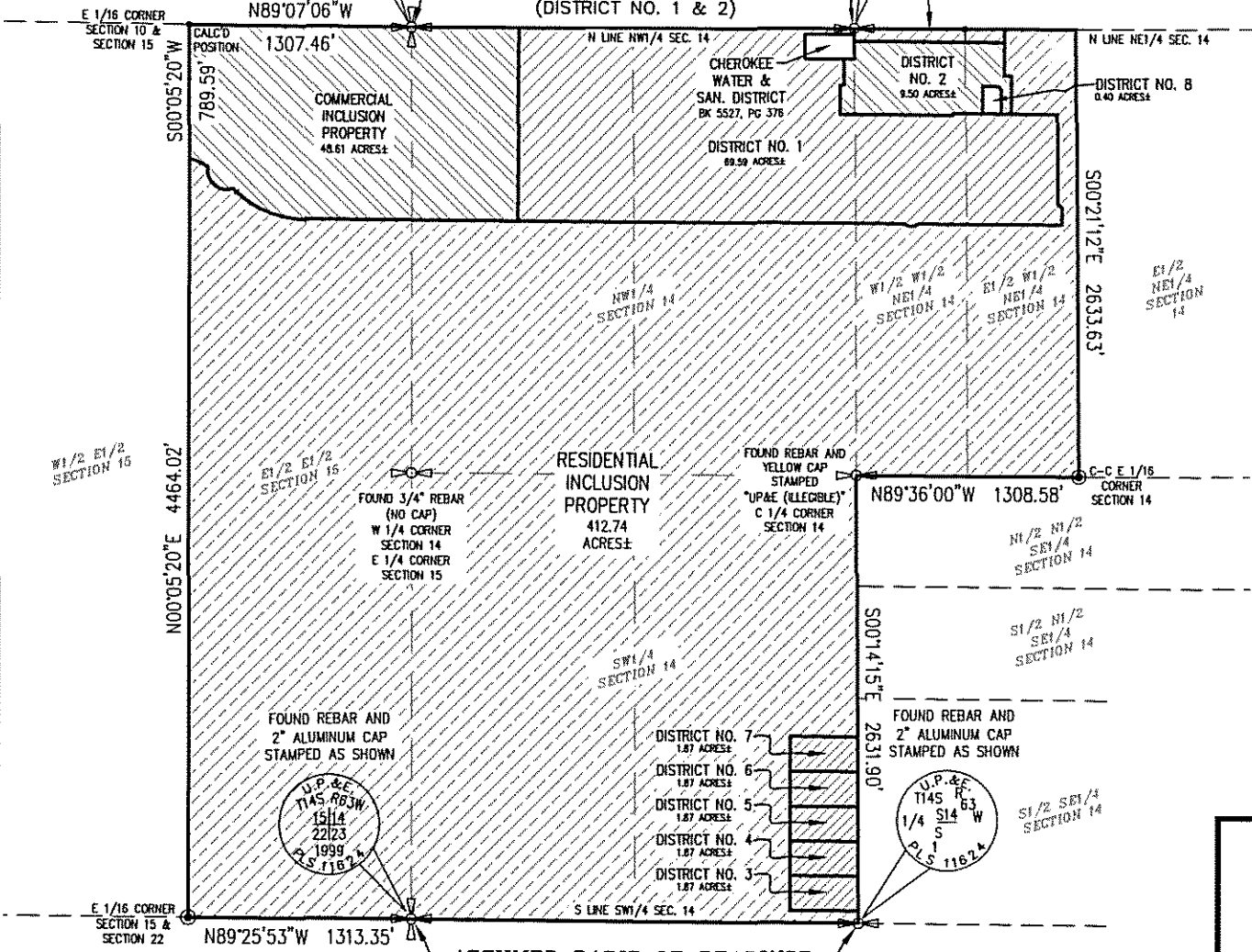
FOUND REBAR AND 2" ALUMINUM CAP IN RANGE BOX STAMPED AS SHOWN

ASSUMED BASIS OF BEARINGS
S89°44'49"E 2606.55'
(DISTRICT NO. 1 & 2)



LEGEND:

- FOUND 3/4" REBAR AND YELLOW CAP STAMPED "UP&E PLS 11624" OR ILLEGIBLE
- ⊕ FOUND 1/4 CORNER, STAMPED AS SHOWN
- ⊕ FOUND SECTION CORNER, STAMPED AS SHOWN



SCALE: 1" = 1000'
JOB NO.: 19011
JULY 21, 2020

RAMPART SURVEYS

P.O. Box 5101
Woodland Park, CO. 80866
(719) 687-0920

U.P.&E. T145 R63W 15|14 22|23 1999 PLS 11624

U.P.&E. T145 R63W 1/4 S14 S1 W 1 1999 PLS 11624

ASSUMED BASIS OF BEARINGS
N89°24'37"W 2630.66'
(DISTRICT NO. 3 - 8)

**LEGAL DESCRIPTION – MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT
INITIAL DISTRICT BOUNDARY NO. 7:**

A TRACT OF LAND LOCATED IN THE EAST ONE-HALF OF THE OF THE SOUTHWEST ONE-QUARTER (E1/2 SW1/4) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID E1/2 SW1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP STAMPED "U.P.&E. PLS 11624", FROM WHICH THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP STAMPED "U.P.&E. PLS 11624 1999" BEARS N89°24'37"W, A DISTANCE OF 2630.66 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°14'15"W ALONG THAT LINE COMMON TO SAID E1/2 SW1/4 AND SAID SE1/4, A DISTANCE OF 888.34 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N89°24'37"W, A DISTANCE OF 397.25 FEET;

THENCE N00°00'16"E, A DISTANCE OF 205.69 FEET;

THENCE S89°24'37"E, A DISTANCE OF 396.38 FEET TO A POINT ON SAID COMMON LINE;

THENCE S00°14'15"E ALONG SAID COMMON LINE, A DISTANCE OF 205.70 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 1.87 ACRES (81,616 SQUARE FEET) OF LAND, MORE OR LESS.

PREPARED BY:
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