

# MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 2

## RECEIVED

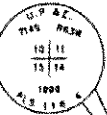
DEC 04 2019

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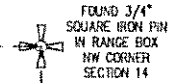
STATE HIGHWAY NO. 94  
(100' ROW)

ASSUMED BASIS OF BEARINGS  
N89°44'49"W 2606.55'

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



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



### 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

E 1/16 CORNER  
SECTION 10 &  
SECTION 15

CALC'D  
POSITION

COMMERCIAL  
INCLUSION  
PROPERTY  
48.61 ACRES±

S89°44'49"E 2606.55'

N LINC NW1/4 SEC. 14

L12

L11

L10

L9

L8

L7

L6

P.O.C.  
EXCL. TRACT  
S89°44'50"E  
691.61'

L13

P.O.B.

L1

L2

L3

L4

L5

L6

S89°44'50"E 1303.26'

50017'46"E 76.51'

N LINC NE1/4 SEC. 14

FOUND 3/4"  
SQUARE IRON PIN  
IN RANGE BOX  
NW CORNER  
SECTION 14

DISTRICT  
NO. 2  
9.50 ACRES±

NW1/4  
SECTION 14

W1/2 W1/2  
NE1/4  
SECTION 14

E1/2 W1/2  
NE1/4  
SECTION 14

E1/2  
NE1/4  
SECTION 14

METRO DISTRICT  
NO. 1

S00°21'12"E 2633.63'

W1/2 E1/2  
SECTION 15

N00°05'20"E 5253.60'

E1/2 E1/2  
SECTION 15

FOUND 3/4" REBAR  
(NO CAP)  
W 1/4 CORNER  
SECTION 14  
E 1/4 CORNER  
SECTION 15

FOUND REBAR AND  
YELLOW CAP  
STAMPED  
"UP&E (ILLEGIBLE)"  
C 1/4 CORNER  
SECTION 14

N89°36'00"W  
1308.56'

C-C E 1/16  
CORNER  
SECTION 14

N1/2 N1/2  
SE1/4  
SECTION 14

S1/2 N1/2  
SE1/4  
SECTION 14

FOUND REBAR AND  
2" ALUMINUM CAP  
STAMPED AS SHOWN



N89°25'53"W  
1313.35'

E 1/16 CORNER  
SECTION 15 &  
SECTION 22

SW1/4  
SECTION 14

FOUND REBAR AND  
2" ALUMINUM CAP  
STAMPED AS SHOWN



S LINE SW1/4 SEC. 14  
N89°24'37"W 2630.66'

S00°14'15"E  
2631.90'

S1/2 SE1/4  
SECTION 14



SCALE: 1" = 1000'  
JOB NO.: 19011  
MARCH 19, 2019

## RAMPART SURVEYS

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

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*MAYBERRY, COLORADO SPRINGS  
METROPOLITAN DISTRICT NO. 2*

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°28'49"E	233.36'
L2	S00°00'00"E	201.26'
L3	S89°28'59"E	40.00'
L4	S00°00'00"E	223.01'
L5	N89°28'59"W	341.89'
L6	S00°00'00"E	10.73'
L7	N89°28'59"W	665.30'
L8	N00°00'00"E	173.74'
L9	S89°28'59"E	23.35'
L10	N00°00'00"W	154.51'
L11	S89°44'49"E	59.20'
L12	N00°14'20"W	106.50'
L13	S89°28'59"E	651.72'

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**RAMPART  
SURVEYS**

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LEGAL DESCRIPTION – METROPOLITAN DISTRICT NO. 2:

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) 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 NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U.P.&E. PLS 11624 1999", FROM WHICH THE NORTHWEST CORNER OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 15 OF SAID TOWNSHIP 14 SOUTH, RANGE 63 WEST, AS MONUMENTED BY A REBAR AND 3-1/2" ALUMINUM CAP STAMPED "U.P.&E. PLS 116\_4 1999" BEARS N89°44'49"W, A DISTANCE OF 2606.55 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°44'50"E ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 14, A DISTANCE OF 651.61 FEET TO THE CALCULATED POSITION OF THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2 W1/2 NE1/4) OF SAID SECTION 14, SAID POINT ALSO BEING THE CALCULATED POSITION OF THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 W1/2 NE1/4) OF SAID SECTION 14; THENCE S00°17'46"E ALONG THE WESTERLY LINE OF SAID E1/2 W1/2 NE1/4, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID W1/2 W1/2 NE1/4, A DISTANCE OF 76.51 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S89°28'49"E, A DISTANCE OF 233.36 FEET;  
THENCE S00°00'00"E, A DISTANCE OF 201.26 FEET;  
THENCE S89°28'59"E, A DISTANCE OF 40.00 FEET;  
THENCE S00°00'00"E, A DISTANCE OF 223.01 FEET;  
THENCE N89°28'59"W, A DISTANCE OF 341.89 FEET;  
THENCE S00°00'00"E, A DISTANCE OF 10.73 FEET;  
THENCE N89°28'59"W, A DISTANCE OF 665.30 FEET;  
THENCE N00°00'00"E, A DISTANCE OF 173.74 FEET;  
THENCE S89°28'59"E, A DISTANCE OF 23.35 FEET;  
THENCE N00°00'00"W, A DISTANCE OF 154.51 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 5527 AT PAGE 376 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;  
THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID TRACT THE FOLLOWING TWO (2) COURSES;  
1.) THENCE S89°44'49"E, A DISTANCE OF 59.20 FEET;  
2.) THENCE N00°14'20"W, A DISTANCE OF 106.50 FEET;  
THENCE S89°28'59"E, A DISTANCE OF 651.72 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 9.50 ACRES OF LAND, MORE OR LESS.

PREPARED BY:  
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