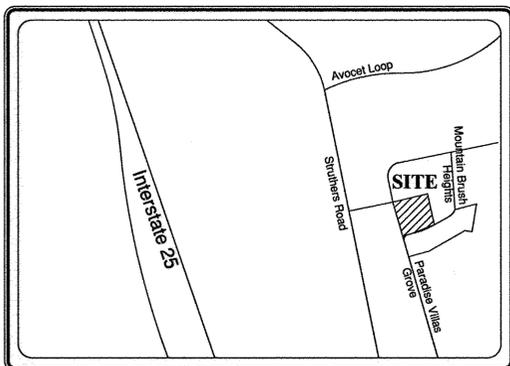


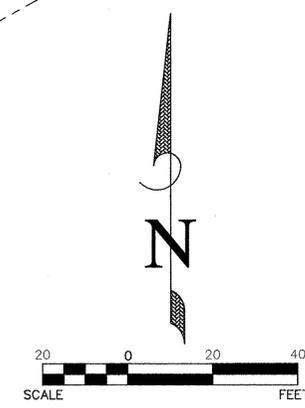
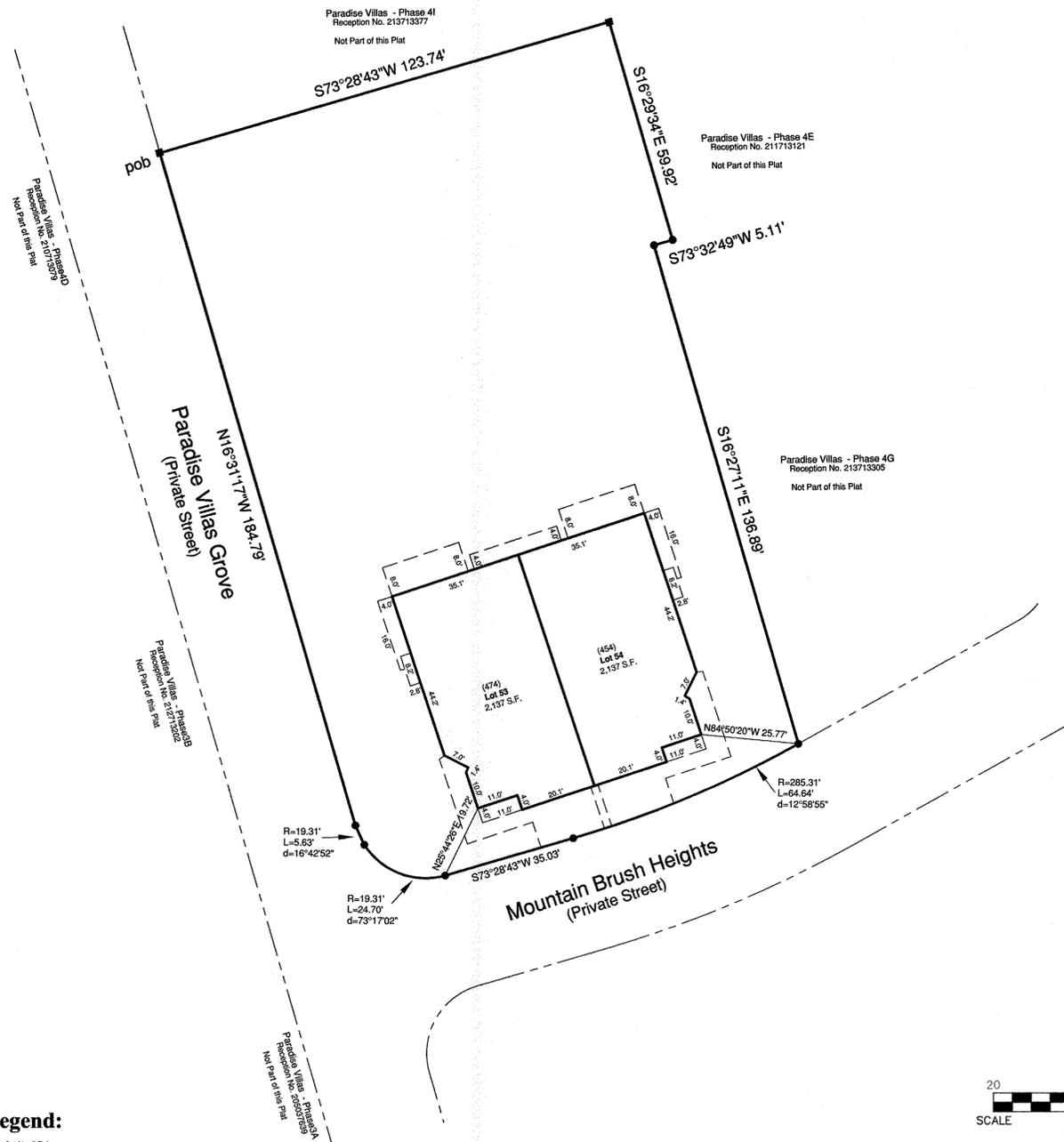
# Paradise Villas - Phase 40

14223

A portion of Lot 2 and Lot 3, Block 1, Academy Village Filing No. 1, County of El Paso, State of Colorado.



Vicinity Map



### Know All Men By These Presents:

That the undersigned, Sharon Lynn Noble Faircloth, being the owner of the following described tract of land:

### Legal Description:

A parcel of land being a portion of Lot 2 and Lot 3, Block 1, Academy Village Filing No. 1, recorded under Reception No. 096156157, of the records of El Paso County, Colorado, located in the East half of Section 1, Township 12 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described below:

### Basis of Bearings:

The Southerly boundary of Paradise Villas-Phase 41, recorded under Reception No. 213713377, in the records of El Paso County, Colorado, being monumented at the Westerly end by a 1.5 inch "CCES LLC PLS 30118" aluminum cap and at the Easterly end by a 1.5 inch aluminum surveyors cap stamped "CCES LLC PLS 30118" aluminum cap, bears N73°28'43"E, a distance of 123.74 feet;

Beginning at the Southwest corner of said Paradise Villas-Phase 41; thence coincident with the said Southerly boundary of said Paradise Villas-Phase 41, N73°28'43"E, a distance of 123.74 feet, to intersect the Westerly line of Paradise Villas-Phase 4E, recorded under Reception No. 211713121, of the records of El Paso County, Colorado; thence coincident with said Westerly line of Paradise Villas-Phase 4E, S16°29'34"E, a distance of 59.92 feet, to intersect the Northerly line of Paradise Villas-Phase 4G, recorded under Reception No. 21313305, of the records of El Paso County, Colorado;

The following two (2) courses are coincident with the Northerly and Westerly boundary of said Paradise Villas-Phase 4G: (1) thence S73°32'49"W, a distance of 5.11 feet; (2) thence S16°27'11"E, a distance of 136.89 feet, to intersect the Northerly right of way of Mountain Brush Heights (private road) as cited on Paradise Villas-Phase 4C, recorded under Reception No. 206712359, of the records of El Paso County, Colorado;

The following three (3) courses are coincident with the Northerly right of way of said Mountain Brush Heights (private road) as cited on Paradise Villas-Phase 4C; (1) thence on the arc of a curve to the right having a delta of 12°58'55", a radius of 285.31 feet, an arc length of 64.64 feet, whose chord bears S66°59'16"W, a distance of 64.51 feet; (2) thence S73°28'43"W, a distance of 35.03 feet; (3) thence on the arc of a curve to the right, having a delta of 73°17'02", a radius of 19.31 feet, an arc length of 24.70 feet, whose chord bears N69°52'46"W, a distance of 23.05 feet, to the Southeast corner of Paradise Villas-Phase 4D, recorded under Reception No. 211865895, of the records of El Paso County, Colorado;

The following two (2) courses are coincident with the Easterly right of way of Paradise Villas Grove (private road) as cited on Paradise Villas-Phase 4D: (1) thence on the arc of a curve to the right having a delta of 16°42'52", a radius of 19.31 feet, an arc length of 5.63 feet, whose chord bears N24°52'43"W, a distance of 5.61 feet; (2) thence N16°31'17"W, a distance of 184.78 feet, to the Point of Beginning. Containing 24,265 square feet or 0.56 acres, more or less. To be Known As: Lots 53 and 54, Paradise Villas-Phase 40, County of El Paso, State of Colorado.

### Dedication:

The above owner has caused said Parcel of Land to be surveyed and platted into Lots as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately depicts the boundaries and dimensions of said parcel, and which parcel so platted shall be known as "PARADISE VILLAS - PHASE 40", in County of El Paso, State of Colorado.

### Owner:

The aforementioned, Sharon Lynn Noble Faircloth, has executed this instrument this 12 Day of October, 2018 A.D.

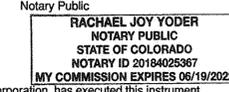
By: *Sharon Lynn Noble Faircloth*  
Sharon Lynn Noble Faircloth

State of Colorado )  
                          ) SS  
County of Douglas )

The foregoing instrument was acknowledged before me this 12 day of October 2018 A.D.,

By: *Rachael Yoder*

Witness my hand and seal  
My Commission expires 10/19/22 *Rachael Yoder*  
Notary Public



### Acknowledgement:

That, Whitehall Financial Corporation, a Colorado Corporation, has executed this instrument this \_\_\_\_\_ Day of \_\_\_\_\_, 2018 A.D.

By: \_\_\_\_\_

State of Colorado )  
                          ) SS  
County of Douglas )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2018 A.D.,

By: \_\_\_\_\_

Witness my hand and seal  
My Commission expires \_\_\_\_\_  
Notary Public

### Acknowledgement:

That, TBK Bank, SSB, Western Division, has executed this instrument this 15th Day of October, 2018 A.D.

By: *Randy M. Allison*

State of Colorado )  
                          ) SS  
County of El Paso )

The foregoing instrument was acknowledged before me this 15th day of October 2018 A.D.,

By: *Michelle McLean*

Witness my hand and seal  
My Commission expires June 9, 2022



### Surveyor's Certification:

The undersigned Colorado Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes 1963 as amended, have been met to the best of his professional knowledge, belief and opinion.

*Joseph Alessi* 9-5-18 Date  
Joseph Alessi  
Colorado Professional Land Surveyor No. 30130



### County Approval:

On behalf of the County of El Paso, the undersigned hereby grants approval for filing the accompanying plat of "PARADISE VILLAS-PHASE 40".

*Dirig* 10/18/18 Date  
Director Planning Department

### Recordings:

State of Colorado )  
                          ) SS  
County of El Paso )

I hereby certify that this instrument was filed for record in my office at 11:50 O'clock A.M. this 10th Day of October, 2018 A.D., and is duly recorded under Reception

Number 21814223 of the records of El Paso County, State of Colorado.

By: *Robert G. Beal*  
Recorder

Surcharge: \$3 -  
Fee: \$10 -

### Legend:

- Set No. 5 Rebar  
Cap LS 30118
- Found No. 5 Rebar  
Cap LS 30118

### Notes:

1. This property is within the area of flying activities by the U.S. Air Force Academy and may be subject to noise associated with such activities.
2. All Structural Foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
3. Water and Sewer to be provided by Donala Water and Sanitation District. Owners of this property shall comply with the rules, regulations, conditions and specifications set forth by said District.
4. This site is NOT within a designated F.E.M.A. Flood hazard as determined by the Flood Insurance Rate Map, Community Map No. 08041C0287 F, effective date of March 17, 1997.
5. This property is subject to Declaration of Covenants, Conditions and Restrictions which address Common Maintenance, Common Access and Utility provisions among other items, and is in a document recorded under Reception No. 202200799 (and subsequent amendments), records of El Paso County, Colorado.
6. Limited Common Access Elements (L.C.E.), shown or not shown, consist of driveways which are assigned for the exclusive use of the unit to which such element is appurtenant.

7. Any person who knowingly removes, alters or defaces any public Land Survey Monument or Land Monument or accessory, commits a class two (2) misdemeanor pursuant to State Statute 18-4-508, C.R.S.
8. Addresses exhibited on this plat are for informational purposes only, they are not the legal description and are subject to change.
9. Grants of right of way to Mountain View Electric Association, Inc. recorded November 29, 1999 at Reception No. 99179599; July 2, 2002 at Reception No. 202107450; October 16, 2002 at Reception No. 202178370 are not shown on this plat but could affect the entire site.
10. The Avigation Easement recorded December 7, 2001 at Reception No. 201179238 affects the entire site.
11. Right of Way to the Mountain States Telephone and Telegraph Company for communications purposes as recorded in Book 3737 at Page 849 affects the entire site.
12. Grant of permanent public drainage and public utility easement recorded December 7, 2001 at Reception No. 201179239 could affect the entire site.
13. Tract "A" is a Common Access, Maintenance, Drainage and Utilities Easements to be owned and maintained by Paradise Villa Owners Association, Inc. to be deeded at a later date. All portions of Tract "A" which are not L.C.E. are General Common Elements (G.C.E.).

### Notice:

1. This survey does not constitute a title search to determine ownership or easements of record. For information regarding easements, rights of way and title of record, Alessi and Associates, Inc. relied upon the Title Commitment File No. 592- H0500897-072-AWO Amendment No. 1, issued by Heritage Title Company, effective dated August 27, 2018.
2. According to Colorado Law 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 certification shown hereon.



**ALESSI and ASSOCIATES, Inc.**  
APPRAISERS • ENGINEERS • SURVEYORS  
2989 Broadmoor Valley Road, Suite C      Tele. 719/540-8832  
Colorado Springs, CO 80906                      Fax 719/540-2781

Portion of the E1/2 Section 1, Township 12 South, Range 67 West  
6th Principle Meridian, El Paso County, Colorado

**Paradise Villas - Phase 40**

Job No. 181516      Final Plat      Date: Sept. 5, 2018

SP-18-035