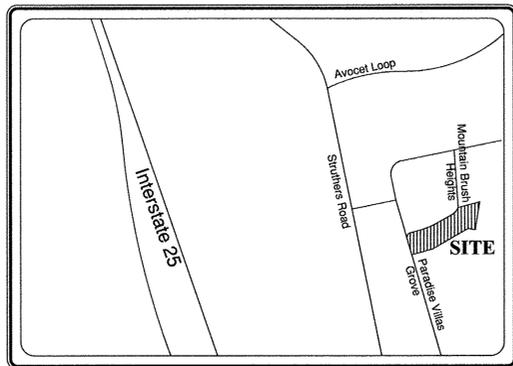


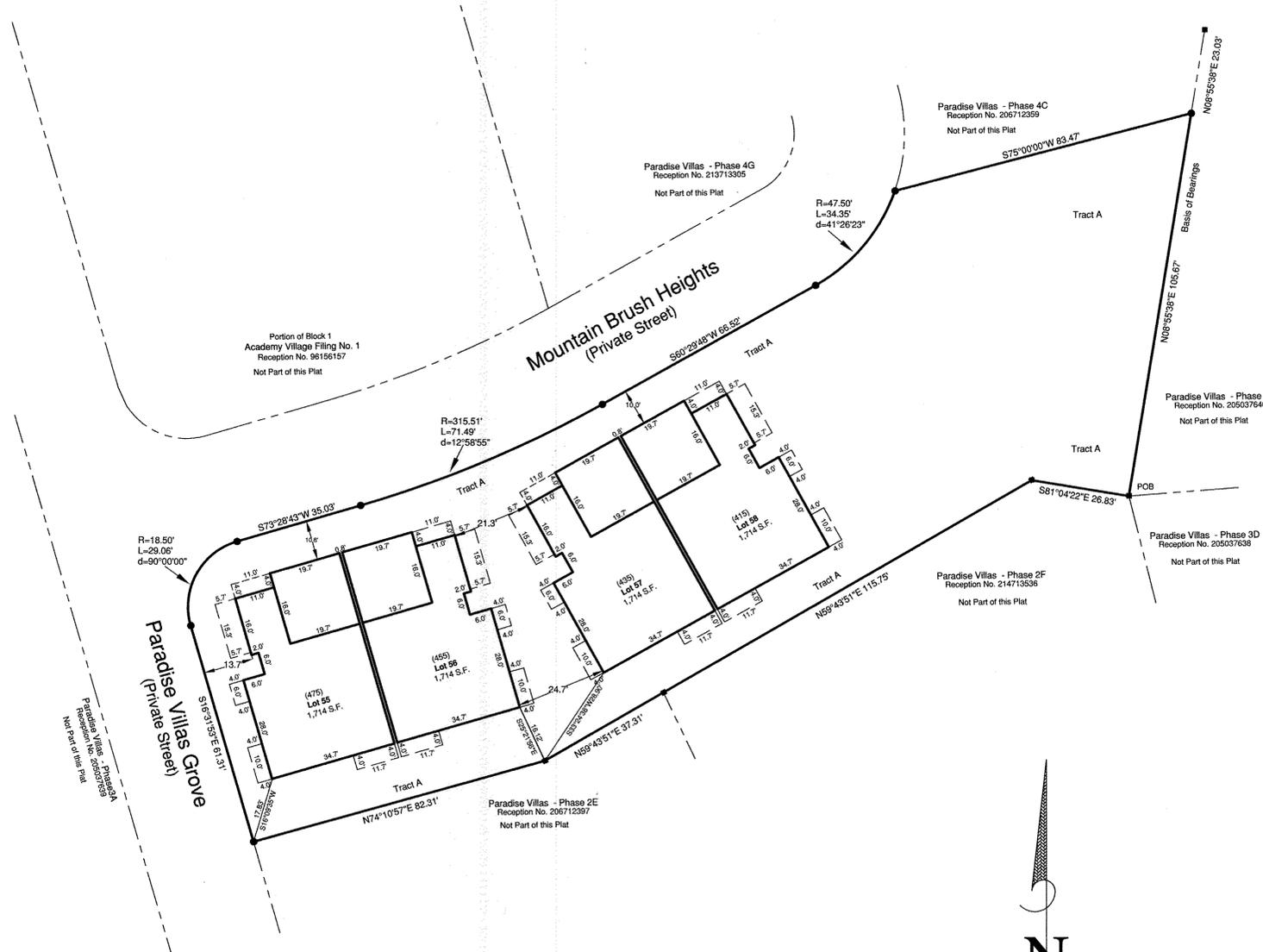
Paradise Villas - Phase 3C

14214

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

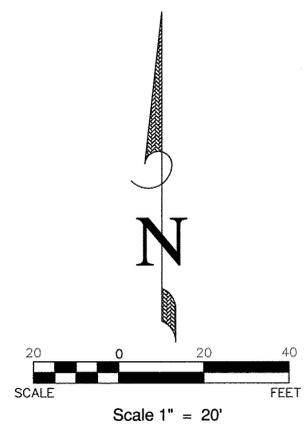


Vicinity Map



Legend:

- Set No. 5 Rebar Cap LS 30130
- Found No. 5 Rebar Cap LS 30118



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:
 A portion of Parcel D, recorded October 17, 2013 under Reception No. 213129846, of the record of El Paso County, Colorado, more particularly described below:
Basis of Bearings:
 The Westerly boundary of Paradise Villas-Phase 3E, recorded under Reception No. 205037640, in the records of El Paso County, Colorado, being monumented at the Southerly end by a 1.5 inch "CCES LLC PLS 30118" aluminum cap and at the Northerly end by a 1.5 inch aluminum surveyors cap stamped "CCES LLC PLS 30118" aluminum cap, bears N08°55'38"E, a distance of 128.70 feet;
 Beginning at the Southwest corner of said Paradise Villas-Phase 3E, said point of beginning also being the Northwesterly corner of Paradise Villas-Phase 3D, recorded under Reception No. 205034638, of the records of El Paso County, Colorado; thence coincident with the said Westerly boundary of said Paradise Villas-Phase 3E, N08°55'38"E, a distance of 105.67 feet, to the Southwesterly corner of Paradise Villas-Phase 4C, recorded under Reception No. 206712359, of the records of El Paso County, Colorado, monument by a 1.5 inch "CCES LLC PLS 30118" aluminum cap; The following seven (7) courses are coincident with the Southerly boundary of said Paradise Villas-Phase 4C; (1) thence S75°00'00"W, a distance of 83.45 feet; (2) thence on the arc of a curve to the right having a delta of 41°26'23", a radius of 47.50 feet, an arc length of 34.35 feet, whose chord bears S39°46'37"W, a distance of 33.61 feet; (3) thence S60°29'48"W, a distance of 66.52 feet; (4) thence on the arc of a curve to the right, having a delta of 12°58'55", a radius of 315.51 feet, an arc length of 71.49 feet, whose chord bears S66°59'16"W, a distance of 71.33 feet; (5) thence S73°28'43"W, a distance of 35.03 feet; (6) thence on the arc of a curve to the left having a delta of 90°00'00", a radius of 18.50 feet, an arc length of 29.06 feet, whose chord bears S28°28'07"W, a distance of 26.16 feet; thence S16°31'53"E, a distance of 61.31 feet, to the Southeast corner of said Paradise Villas-Phase 4C, monumented by a 1.5 inch "CCED LLC PLS 30118" aluminum cap; said Southeast corner also being the Northwest corner of Paradise Villas-Phase 2E, recorded under Reception No. 206712897, of the records of El Paso County, Colorado. The following two (2) courses are coincident with the North line of said Paradise Villas-Phase 2E: (1) thence N74°10'57"E, a distance of 82.31 feet; (2) thence N59°43'51"E, a distance of 37.31 feet, to the Northeast corner of said Paradise Villas-Phase 2E, monumented by a 1.5 inch "CCES LLC PLS 30118" aluminum cap, said Northeast corner also being the Northwest corner of Paradise Villas-Phase 4F, recorded under Reception No. 214713536, of the records of El Paso County, Colorado; The following two (2) courses are coincident with the North line of said Paradise Villas-Phase 2F: (1) thence N59°43'51"E, a distance of 115.75 feet; (2) thence S81°04'22"E, a distance of 26.73 feet, to the Point of Beginning.
 Containing 22,857 square feet or 0.52 acres, more or less.

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 3C", in County of El Paso, State of Colorado.

Acknowledgement:

That, TBK Bank, SSB, Western Division, has executed this instrument this 10th Day of September, 2018 A.D.
 By: Laney M. Schim
 State of Colorado) SS
 County of El Paso)
 The foregoing instrument was acknowledged before me this 10th day of September 2018 A.D.,
 By: Amanda M. Rodriguez
 Witness my hand and seal
 My Commission expires 08/22/2022

AMANDA M. RODRIGUEZ
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID# 2018403656
 MY COMMISSION EXPIRES 08/22/2022

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 8-3-18
 Date
 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 3C".
Chris Poy 9/10/18
 Director Planning Department Date

Recordings:

State of Colorado) SS
 County of El Paso)
 I hereby certify that this instrument was filed for record in my office at 11:43 O'clock A.M. this 10th Day of September, 2018 A.D., and is duly recorded under Reception Number 218714214 of the records of El Paso County, State of Colorado.
 By: Robert C. Beimer
 Recorder
 Surchargo: \$3-
 Fee: 5.10-

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.

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-H053971-072-AW0 issued by Heritage Title Company, dated July 23, 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.
3. 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.
4. Addresses exhibited on this plat are for informational purposes only, they are not the legal description and are subject to change.
5. 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.
6. The Aviation Easement recorded December 7, 2001 at Reception No. 201179238 affects the entire site.
7. 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.
8. Grant of permanent public drainage and public utility easement recorded December 7, 2001 at Reception No. 201179239 could affect the entire site.
9. 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.)

Owner:

The aforementioned, Sharon Lynn Noble Faircloth, has executed this instrument this 8 Day of September, 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 8 day of September 2018 A.D.,
 By: Sharon Faircloth
 Witness my hand and seal
 My Commission expires 12/04/2020
 Notary Public

AMANDA MORRIS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20174048612
 MY COMMISSION EXPIRES 12/04/2021

Acknowledgement:

That, Whitehall Financial Corporation, a Colorado Corporation, has executed this instrument this 8 Day of September, 2018 A.D.
 By: Sharon Faircloth
 State of Colorado) SS
 County of Douglas)
 The foregoing instrument was acknowledged before me this 8 day of September 2018 A.D.,
 By: Sharon Faircloth
 Witness my hand and seal
 My Commission expires 12/04/2020
 Notary Public

AMANDA MORRIS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20174048612
 MY COMMISSION EXPIRES 12/04/2021



ALESSI and ASSOCIATES, Inc.
 APPRAISERS • ENGINEERS • SURVEYORS
 2989 Broadmoor Valley Road, Suite C
 Colorado Springs, CO 80906
 Tele. 719/540-8832
 Fax 719/540-2781
 Portion of the E012 Section 1, Township 12 South, Range 67 West
 6th Principle Meridian, El Paso County, Colorado
Paradise Villas - Phase 3C
 Job No:181435A Final Plat Date: August 3, 2018

SF-18-028