

# PARADISE ESTATES FILING NO. 10

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 19, T 12 S, R 68 W OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

THAT PARADISE ESTATES, INC., A COLORADO CORPORATION, WILLIAM F. BROWN, JR., PRESIDENT, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

### TO WIT:

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF (W 1/2) OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 23, PARADISE ESTATES FILING NO. 7 AS RECORDED IN PLAT BOOK N AT PAGES 43-46 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER; (ALL BEARINGS USED HEREIN ARE RELATIVE TO SAID SUBDIVISION PLAT); THENCE ALONG THE BOUNDARY OF SAID PARADISE ESTATES FILING NO. 7, THE FOLLOWING EIGHT COURSES: (1) THENCE N 02° 00' 00" W, A DISTANCE OF 86.13 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52° 00' 00" (THE LONG CHORD OF WHICH BEARS N 28° 00' 00" W, A LONG CHORD DISTANCE OF 65.76 FEET), AN ARC LENGTH OF 68.07 FEET; (3) THENCE N 54° 00' 00" W, A DISTANCE OF 86.23 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF MAJESTIC PARKWAY AS DEPICTED ON SAID PLAT; (4) THENCE N 36° 00' 00" E ALONG SAID LINE, A DISTANCE OF 50.00 FEET TO THE MOST WESTERLY CORNER OF LOT 22 IN SAID SUBDIVISION; (5) THENCE S 54° 00' 00" E, A DISTANCE OF 86.23 FEET; (6) THENCE SOUTHEASTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55° 20' 00" (THE LONG CHORD OF WHICH BEARS S 34° 20' 00" E, A LONG CHORD DISTANCE OF 84.14 FEET), AN ARC LENGTH OF 85.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; (7) THENCE N 75° 20' 00" E, A DISTANCE OF 55.51 FEET; (8) THENCE N 43° 00' 00" E, A DISTANCE OF 189.88 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF LOT 7, PARADISE ESTATES FILING NO. 8 AS RECORDED UNDER RECEPTION NUMBER 466006 OF SAID TELLER COUNTY RECORDS; THENCE S 52° 30' 00" E ALONG SAID BOUNDARY, A DISTANCE OF 250.96 FEET; THENCE S 52° 00' 00" W, A DISTANCE OF 285.49 FEET; THENCE S 19° 06' 25" E, A DISTANCE OF 144.97 FEET; THENCE S 12° 00' 36" E, A DISTANCE OF 176.17 FEET; THENCE EASTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05° 39' 07" (THE LONG CHORD OF WHICH BEARS N 80° 30' 56" E, A LONG CHORD DISTANCE OF 12.33 FEET), AN ARC LENGTH OF 12.33 FEET; THENCE N 77° 41' 22" E, A DISTANCE OF 33.27 FEET; THENCE S 12° 18' 36" E, A DISTANCE OF 50.00 FEET; THENCE S 02° 29' 28" E, A DISTANCE OF 195.25 TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 1 AS RECORDED IN PLAT BOOK H AT PAGES 43 AND 44 OF SAID TELLER COUNTY RECORDS; THENCE ALONG SAID SUBDIVISION BOUNDARY, THE FOLLOWING FIVE COURSES: (1) THENCE S 84° 59' 13" W, A DISTANCE OF 92.03 FEET TO AN ANGLE POINT IN SAID BOUNDARY; (2) THENCE S 45° 01' 27" W, A DISTANCE OF 320.02 FEET TO AN ANGLE POINT IN SAID BOUNDARY; (3) THENCE S 18° 00' 18" W, A DISTANCE OF 280.00 FEET; (4) THENCE N 83° 00' 45" W, A DISTANCE OF 230.00 FEET TO AN ANGLE POINT IN SAID BOUNDARY; (5) THENCE N 06° 00' 13" W, A DISTANCE OF 349.90 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARADISE ESTATES FILING NO. 8; THENCE ALONG SAID BOUNDARY, THE FOLLOWING FOUR COURSES: (1) THENCE N 64° 15' 00" E, A DISTANCE OF 122.20 FEET; (2) THENCE N 48° 00' 00" E, A DISTANCE OF 146.73 FEET; (3) THENCE N 07° 50' 00" W, A DISTANCE OF 183.68 FEET; (4) THENCE N 12° 10' 00" W, A DISTANCE OF 197.85 FEET TO A POINT ON THE BOUNDARY OF SAID PARADISE ESTATES FILING NO. 7; THENCE ALONG SAID BOUNDARY, THE FOLLOWING TWO COURSES: (1) THENCE N 17° 40' 45" E, A DISTANCE OF 208.70 FEET; (2) THENCE N 88° 00' 00" E, A DISTANCE OF 105.58 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 11.35 ACRES, MORE OR LESS.

### DEDICATION:

THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS, RIGHTS OF WAY AND AREAS FOR PUBLIC USE AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE, CONVEY OR QUIT CLAIM ALL OR ANY PARTS OF THE EASEMENTS, RIGHTS OF WAY AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC USE. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS THEREIN. NO PERMANENT STRUCTURES EXCEPT DRIVEWAYS SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "PARADISE ESTATES FILING NO. 10" IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

### IN WITNESS WHEREOF:

THE AFOREMENTIONED WILLIAM F. BROWN, JR., PRESIDENT OF PARADISE ESTATES, INC. HAS EXECUTED THIS INSTRUMENT THIS 8<sup>th</sup> DAY OF March, 2001, A.D.

*William F. Brown, Jr.*  
WILLIAM F. BROWN, JR., PRESIDENT



STATE OF COLORADO )  
COUNTY OF TELLER )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF March, 2001, A.D., BY WILLIAM F. BROWN, JR.



WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: My Commission Expires 9-18-02

*Rebecca L. Larue*  
NOTARY PUBLIC

### APPROVAL BY THE PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS 15<sup>th</sup> DAY OF January, 2001, A.D.

*Patricia Mancini*  
CHAIRMAN OF THE PLANNING COMMISSION

ATTEST: *Patricia Mancini*  
SECRETARY

### APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC WAYS SHOWN HEREON AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THIS 2nd 15<sup>th</sup> DAY OF February, 2001, A.D.

BY: *Patricia Porter*  
MAYOR

ATTEST: *Chris Nasso*  
CITY CLERK

### RECORDING:

STATE OF COLORADO )  
COUNTY OF TELLER )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 2:30 O'CLOCK P.M. THIS 28<sup>th</sup> DAY OF MARCH, 2001, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 516296 OF THE RECORDS OF TELLER COUNTY, COLORADO.

BY: *Diana M. Vander Spuy*  
TELLER COUNTY CLERK AND RECORDER

### COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED THIS 28<sup>th</sup> DAY OF MARCH, 2001, A.D.

*Samuel J. Hancock*  
TELLER COUNTY TREASURER

### SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF. NOTICE: 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 THE CERTIFICATION SHOWN HEREON.

*George R. Thompson*  
GEORGE R. THOMPSON  
PROFESSIONAL LAND SURVEYOR NO. 19625  
FEDERAL ON BEHALF OF ROCKY MOUNTAIN LAND SERVICES  
1623 SOUTH TEJON STREET  
COLORADO SPRINGS, COLORADO 80906  
719-630-0559

Feb 26 2001  
DATE

### NOTES:

- (1) NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK, COLORADO. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED AND PAID FOR BY THE SUBDIVIDER, NOT THE CITY OF WOODLAND PARK. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.
- (2) ALL OWNERS OF LAND WITHIN THIS SUBDIVISION ACQUIRE THEIR LAND SUBJECT TO THE OBLIGATION TO MAINTAIN THEIR LAND SO AS TO ELIMINATE DAMAGE OR EROSION ON THEIR LAND OR TO THE PUBLIC ROADWAY OR ROADWAY ADJACENT TO THEIR LAND. EACH OWNER SHALL CONSULT WITH APPROPRIATE CITY OFFICIALS TO DETERMINE WHAT METHOD OF EROSION CONTROL WILL BE ACCEPTABLE. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL ADEQUATE PROVISION HAS BEEN MADE FOR EROSION CONTROL. FURTHER CONTINUING COMPLIANCE WILL BE REQUIRED AFTER ISSUANCE OF A BUILDING PERMIT.
- (3) WATER SERVICE AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF WOODLAND PARK.
- (4) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN A NO. 4 REBAR WITH RED CAP STAMPED "RMLS NO. 19625" AT TWO MONUMENTS DEFINING THE SOUTHWESTERLY BOUNDARY OF LOT 7, PARADISE ESTATES FILING NO. 8 AS SHOWN HEREON. THE ASSUMED BEARING BETWEEN THE MONUMENTS IS S 52° 30' 00" E.
- (5) THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD.
- (6) ALL DIMENSIONS FOUND HEREIN REFLECT ACTUAL DIMENSIONS BETWEEN MONUMENTS AND A RETRACEMENT OF ADJOINING BOUNDARIES BASED ON SAID MONUMENTS. THEREFORE, THOSE DIMENSIONS MAY VARY FROM PREVIOUSLY RECORDED PLATTED DIMENSIONS.
- (7) UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ON EACH SIDE OF ALL STREETS SHOWN HEREON ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES.
- (8) ALL HOMES WITHIN THIS FILING THAT ARE ABOVE THE ELEVATION OF 8,500 FEET MUST BE SERVED WITH A 1" WATER TAP AND SERVICE LINE.

JOB NO. 98040  
DECEMBER 14, 2000  
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ROCKY MOUNTAIN LAND SERVICES  
1623 SOUTH TEJON STREET  
COLORADO SPRINGS, COLORADO  
719-630-0559

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