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CLUB VILLA TOWNHOUSES
LOT 1 BLOCK 18 OF DONALD A SUBDIVISION FILING NO. 2, A PART OF THE SOUTH ONE-HALF OF SECTION 31 T. 11S. R. 66 W. OF THE 6th P.M. 1 AND A PART OF THE NORTH ONE-HALF OF SECTION 6 T. 12S. R. 66 W. OF THE 6th P.M. EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE SKILMID CORPORATION, A COLORADO CORPORATION, DBA DONALD A PROPERTIES, LTD., IRVING A. BEUCHAMP, PRESIDENT, KARLEEN FRENCH, SECRETARY, being the owners of the following described tract of land, to wit:



A part of the South one-half of Section 31, Township 11 South, Range 66 West of the Sixth Principal Meridian, and a part of the North one-half of Section 6, Township 12 South, Range 66 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:

All of Lot 1, Block 18 of DONALD A SUBDIVISION FILING NO. 2, containing 16.741 acres, more or less.

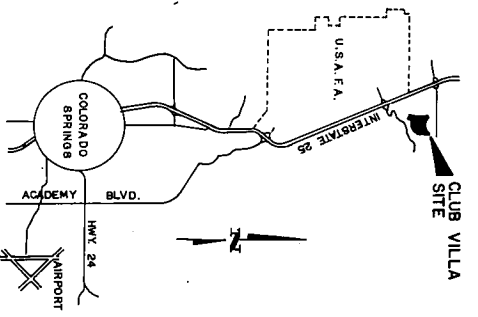
The above mentioned contract purchaser has caused said tract to be surveyed and platted into lots, blocks, tracts, and easements for utility and drainage purposes as shown on the plat attached hereto, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundary and dimensions of said tract and the locations of said easements and which tract so platted shall be known as CLUB VILLA TOWNHOUSES, El Paso County, Colorado. SKILMID CORPORATION does hereby covenant and agree that they will, at their own expense, grade and pave all streets and will provide proper drainage for same, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

Furthermore, the subdivider grants easements across Tract B for construction, maintenance and operation of all utilities and related services and for drainage of surface water and for establishing and maintaining adequate ground water drainage structures and facilities. The owners, heirs, assigns, executors, administrators, business trustees of owners, tenants and contract purchasers of owners of lots within CLUB VILLA TOWNHOUSES, and law enforcement, and fire fighting officials acting in their official capacity shall have the right of access and egress over and across the said CLUB VILLA TOWNHOUSES, over and across Tract B and within CLUB VILLA TOWNHOUSES. SKILMID CORPORATION has designated Tract B as a common area of said CLUB VILLA TOWNHOUSES. SKILMID CORPORATION has designated Tract B as a common area of said CLUB VILLA TOWNHOUSES as more fully provided in the Declaration of Covenants and Restrictions applicable to CLUB VILLA TOWNHOUSES, said declaration of covenants, conditions and restrictions is hereby incorporated and made a part of this plat.

GENERAL NOTES:

1. Bearings based on bearings of Donald A Subdivision Filing No. 2.
2. This symbol  indicates a 5/8 inch rebar with metal cap stamped with L.S. No. 2566.
3. This symbol  indicates block number.
4. All interior angles on lots are 90°.
5. All ties from centerline of private drives to lot corners are 90° off centerline unless shown otherwise.
6. Water and sanitation facilities will be supplied by the Donald A Water and Sanitation District.

RECORDED 3/2/73 IN
BOOK X-2 AT PAGE 74
OR FILE NO. _____
UNDER RECEPTION NO. 262350
OF THE RECORDS OF EL PASO
COUNTY, COLORADO



VICINITY MAP

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In Witness Whereof, the undersigned have executed these presents this 12th day of December A. D., 1972.

THE SKILLAND CORPORATION, A COLORADO CORPORATION, DBA DONALD A PROPERTIES, LTD.

BY Irving A. Beuchamp OR Kathleen French
IRVING A. BEUCHAMP, PRESIDENT KATHLEEN FRENCH, SECRETARY

STATE OF COLORADO
COUNTY OF EL PASO

THE ABOVE AND FOREGOING STATEMENT WAS APPROVED BEFORE ME THIS 12th day of December, A. D., 1972 BY THE SKILLAND CORPORATION, A COLORADO CORPORATION, DBA DONALD A PROPERTIES, LTD., AND BY IRVING A. BEUCHAMP, PRESIDENT AND KATHLEEN FRENCH, SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES
November 30, 1976

NOTARY PUBLIC John K. Knight



I, E. Max Serafini, a Registered Land Surveyor in the State of Colorado do hereby certify that the survey of CLUB VILLA THOMAS was made under my supervision and that the accompanying plat accurately and properly shows said subdivision, and further certify that the requirements of Chapter 136, Article 2, C.R.S., 1963 as amended have been accomplished to the best of my knowledge and belief.

E. Max Serafini
E. Max Serafini, Registered Land Surveyor No. 2688



Approved by the County Engineer of El Paso County, Colorado this 21st day of November, A. D., 1973 for drainage and related matters.

Thomas J. Rusoff
Thomas J. Rusoff, County Engineer

Approved by the El Paso County Planning Commission this 21st day of November A. D., 1972.

Chairman John W. Stillman

Approved by the El Paso County Planning Department this 21st day of November, A. D., 1973.

Director Ray Beardslee

Approved by the El Paso County Board of County Commissioners this 22nd day of January, A. D., 1973.

Chairman Arnold Cook

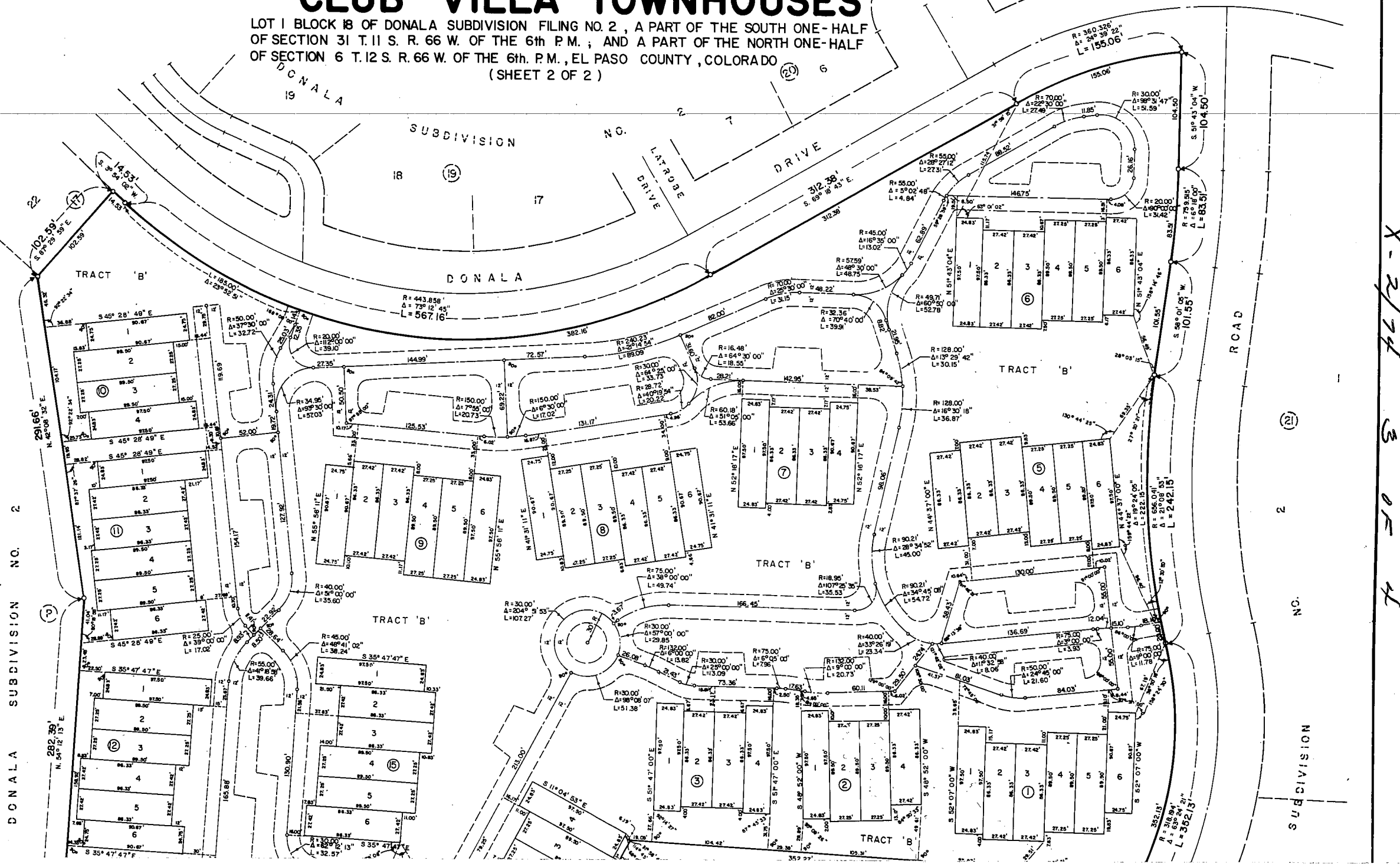
STATE OF COLORADO)
COUNTY OF EL PASO) SS

I hereby certify that this instrument was filed for record in the office of the Clerk and Recorder of El Paso County, Colorado, this 12th day of December, A. D., 1972 at 11:48 AM and duly recorded in Plat Book X-22 at Page 14.
Reception No. 22150 Fee \$20.02

Harriet Beals, Recorder Deputy Marilyn Remond

CLUB VILLA TOWNHOUSES

LOT 1 BLOCK 18 OF DONALA SUBDIVISION FILING NO. 2, A PART OF THE SOUTH ONE-HALF OF SECTION 31 T.11 S. R. 66 W. OF THE 6th P.M.; AND A PART OF THE NORTH ONE-HALF OF SECTION 6 T.12 S. R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO
(SHEET 2 OF 2)



DONALA SUBDIVISION NO. 2

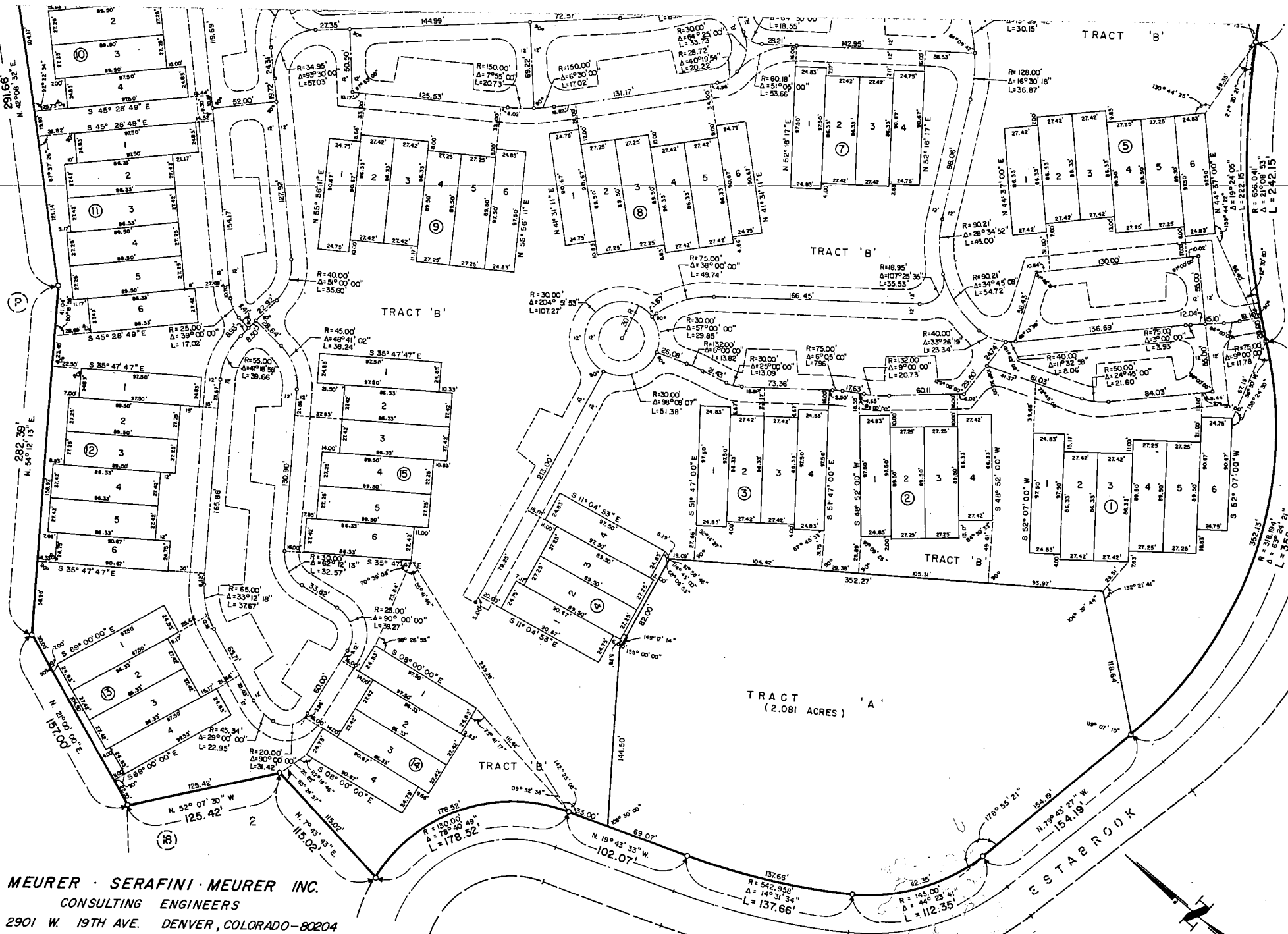
DONALA SUBDIVISION

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DONALA SUBDIVISION NO. 2

DONALA SUBDIVISION NO. 2

MEURER · SERAFINI · MEURER INC.
CONSULTING ENGINEERS
2901 W. 19TH AVE. DENVER, COLORADO-80204



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