

MISSION VIEJO SUBDIVISION FILING NO. 6

PART OF THE NE1/4 OF SEC. 5, T5S, R66W OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 of 3

KNOW ALL MEN BY THESE PRESENTS: That Mission Viejo Company, a California corporation, being the owner of part of the Northeast one-quarter of Section 5, Township 5 South, Range 66 West of the Sixth Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at a point on the North line of said Section 5 from whence the Northeast corner of said Section 5 bears S 89°50'32" E, 1445.74 feet, said point also being the Northeast corner of MISSION VIEJO, SUBDIVISION FILING NO. 4; thence S 89°50'32" E along said North line of Section 5, a distance of 1445.74 feet to the Northeast corner of said Section 5; thence S 0°57'06" W along the East line of said Section 5 a distance of 1244.16 feet; thence N 89°02'54" W 50.00 feet to a point on a non-tangent curve to the left; thence along said curve, having a central angle of 90°47'38", a radius of 25.00 feet and whose chord bears N 44°26'43" W 35.60 feet, an arc distance of 39.62 feet to a point of tangency; thence N 89°50'32" W along the tangent of said curve 980.33 feet to a point of curvature of a curve to the left; thence along said curve, having a central angle of 44°49'21" and a radius of 459.40 feet, 359.39 feet to a point of tangency; thence S 45°20'07" W along the tangent of said curve 268.05 feet to a point of curvature of a curve to the left; thence along said curve, having a central angle of 89°43'37" and a radius of 25.00 feet, 37.40 feet; thence S 45°36'30" W radial to said curve 100.00 feet to a point on a non-tangent curve to the left; thence along said curve, having a central angle of 44°16'23", a radius of 1150.00 feet, and whose chord bears N 42°31'42" W 85.74 feet, an arc distance of 85.76 feet to a point on the South right of way line of South Mission Parkway as platted by said MISSION VIEJO SUBDIVISION FILING NO. 4; thence N 45°20'07" E radial to said curve and along the boundary of said Filing No. 4 a distance of 389.51 feet; thence N 0°09'28" E along the East line of said Filing No. 4 a distance of 1301.90 feet to the point of beginning, containing 41.328 acres, more or less, subject to all easements, roads and rights of way existing or of record, has laid out, platted and subdivided into blocks and lots as shown on this plat under the name and style of MISSION VIEJO SUBDIVISION FILING NO. 6, and by these presents do grant the City of Aurora, County of Arapahoe, State of Colorado, for the perpetual use of the public, the streets and easements shown hereon and not previously dedicated for public use.

The undersigned owners, for themselves, their heirs, successors and assigns, covenant and agree with the City of Aurora that no structure constructed on any portion of the platted land shown herein, shall be occupied or used unless and until all public improvements as defined by Title VIII, Chapter 18 of the City Code are in place and accepted by the City, or cash funds or other security for the same are escrowed with the City, and a Certificate of Occupancy has been issued by the City. Recording of the Certificate of Occupancy shall be prima facie evidence that the foregoing conditions have been complied with.

MISSION VIEJO COMPANY Anthony J. Natali
Anthony J. Natali, Attorney-in-fact

Clayburne S. Bell
Clayburne S. Bell, Attorney-in-fact

SEAL

COUNTY OF ARAPAHOE) SS
STATE OF COLORADO)

The foregoing instrument was acknowledged before me this 19th day of August, A. D., 1975 by Anthony J. Natali and Clayburne S. Bell of Mission Viejo Company, a California corporation.

Witness my hand and seal Debbie Stewart
Notary Public

My commission expires February 13, 1978

The foregoing instrument is approved for filing, and conveyance of the streets, easements, parks, parkways and improvements shown hereon is accepted by the City of Aurora, Colorado, this 27th day of Aug., A. D., 1975, subject to the condition that the City shall undertake maintenance of any such streets, parks, parkways and improvements only after construction of said streets, parks, parkways and improvements has been completed by the subdivider.

Mayor Art Hammingway City Clerk Gail B. Johnston

City Engineer R. C. de Bonde Date 8/21/75 City Attorney Jim Poutter Date 9/1/75 Planning Commission Alice Rudich Date 8/26/75

I, James V. Laraby, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of MISSION VIEJO SUBDIVISION FILING NO. 6 was made under my supervision and that the accompanying plat accurately and properly shows said subdivision.

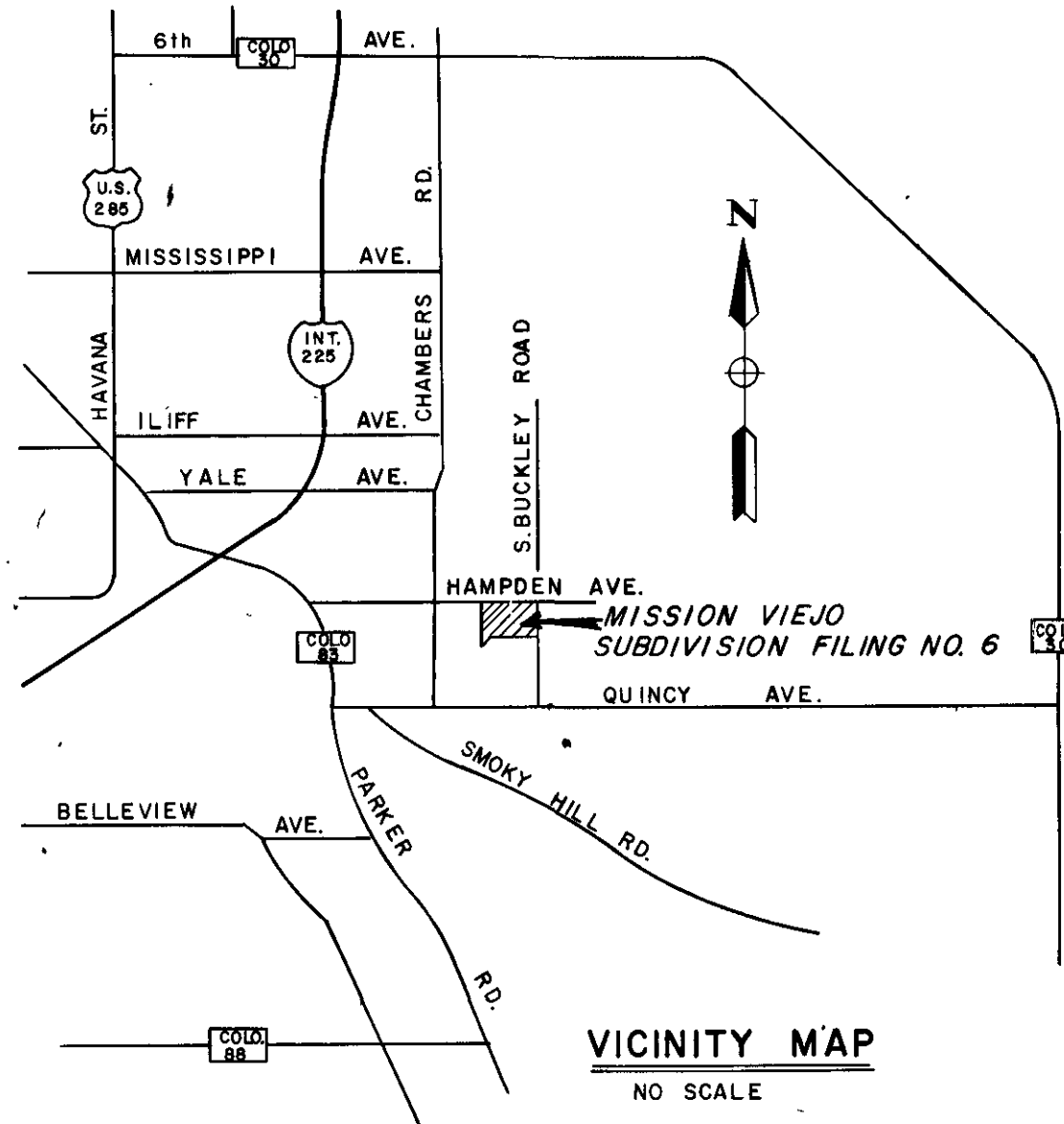
James V. Laraby
James V. Laraby, P. E. and L. S. No. 9133
Date of Survey August 20, 1975

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado, at _____ o'clock _____ M., this _____ day of _____ A. D., 1975.

Clerk and Recorder _____ Deputy _____

NOTES:

- The basis of bearing is the North line of Section 5, T5S, R66W bearing S 89°50'32" E.
- All corner lot radii are 15.00 feet unless noted otherwise.
- Corner lot dimensions are to the intersection of the lot lines extended unless noted otherwise.
- Six foot wide easements are hereby granted for the use of gas mains on both sides of all streets within MISSION VIEJO SUBDIVISION FILING NO. 6. Other utilities shall have the right to cross at approximately right angles but in no event shall any water meter, valves, street lights or power poles, mail boxes, other structures, or trees and shrubs be allowed in the above areas. Concrete drives and sidewalks are permissible as long as they cross at substantially right angles and do not exceed twenty-six (26) feet in width.
- All rear and side lot easements are 8 feet in width unless otherwise noted. U. E. denotes utility easement.
- Boundary corners denoted by ○ are 5/8" rebar with L. S. No. 9133.
- Street monuments shall be set in accordance with the City of Aurora's Standards and Specifications.
- Rear lot pins and front lot reference points shall be set in accordance with the Statutes of the State of Colorado.
- Right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads and shall be posted "No Parking- Fire Lane".
- No temporary or permanent fences shall be constructed within the 15' drainage and utility easement on Lots 31 and 32, Block 1.

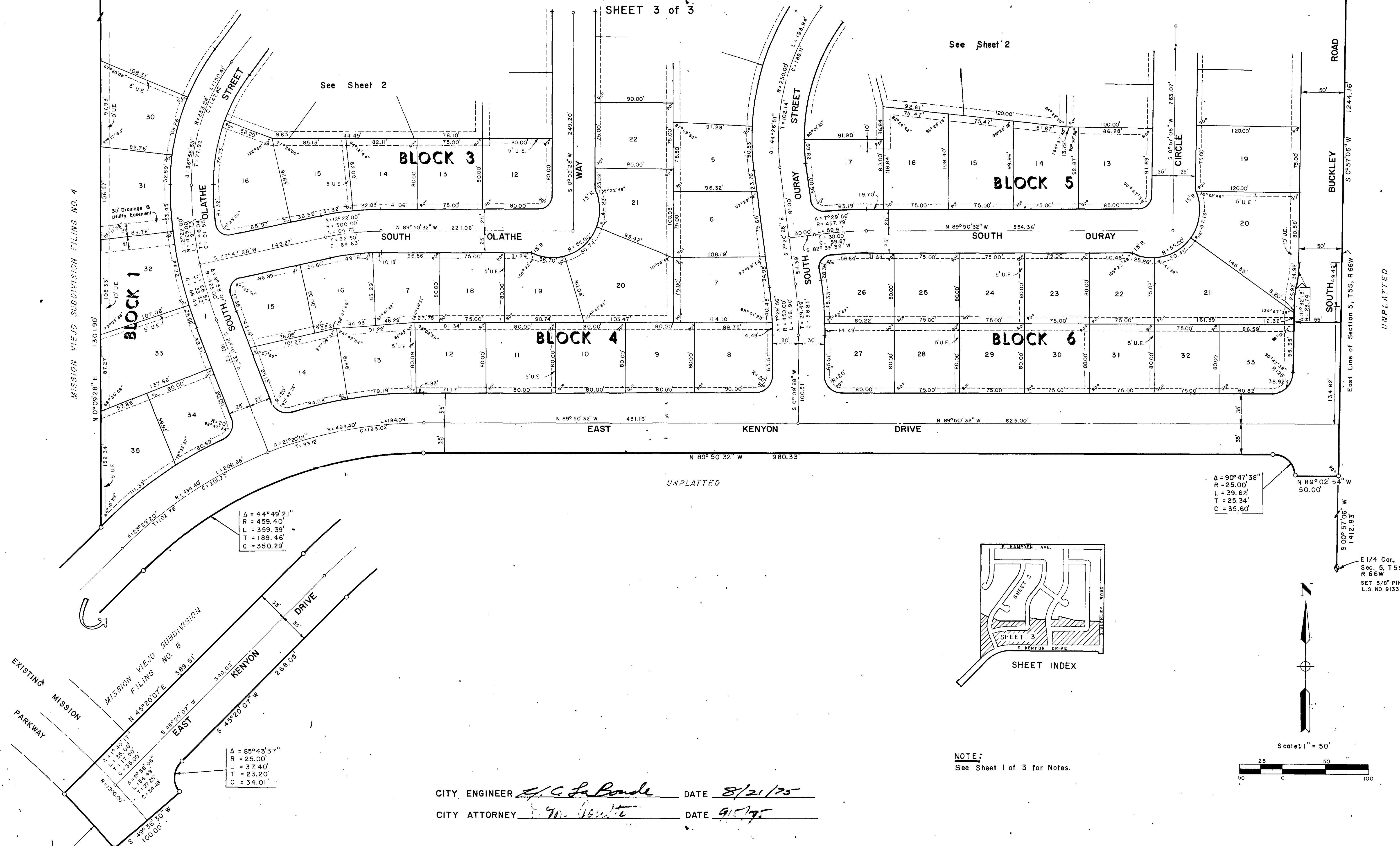


Mission #6
tri-consultants, inc.
7500 w. mississippi ave.
denver, colorado 80226

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SHEET 3 of 3



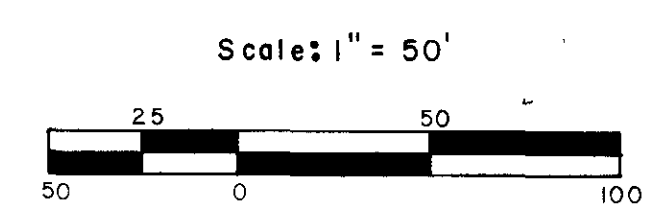
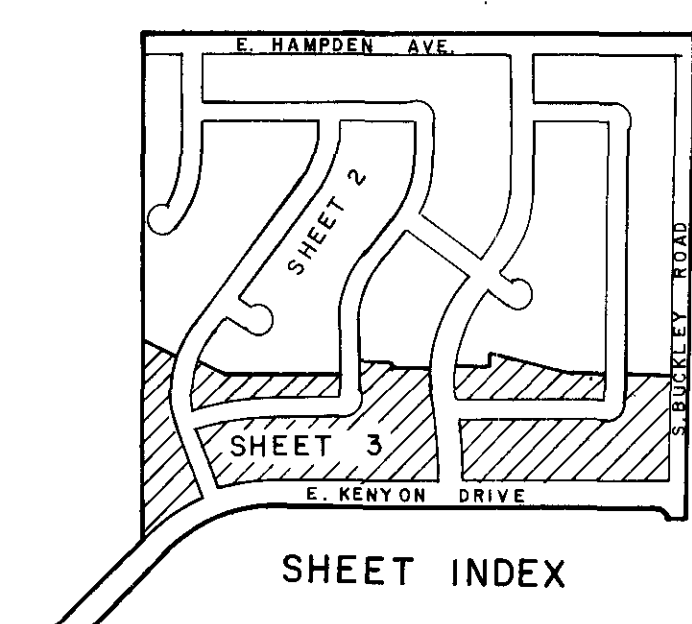
$\Delta = 44^\circ 49' 21''$
 $R = 459.40'$
 $L = 359.39'$
 $T = 189.46'$
 $C = 350.29'$

$\Delta = 85^\circ 43' 37''$
 $R = 25.00'$
 $L = 37.40'$
 $T = 23.20'$
 $C = 34.01'$

$\Delta = 90^\circ 47' 38''$
 $R = 25.00'$
 $L = 39.62'$
 $T = 25.34'$
 $C = 35.60'$

$\Delta = 4^\circ 16' 23''$
 $R = 1150.00'$
 $L = 85.76'$
 $T = 42.90'$
 $C = 85.74'$

CITY ENGINEER *E. C. La Bonte* DATE 8/21/75
CITY ATTORNEY *E. M. Bente* DATE 9/5/75



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