

RE-SUBDIVISION MISSION VIEJO FILING NO. 1 TRACT G, BLOCK 7

PLANNED TOWNHOME COMMUNITY ZONE DISTRICT LOCATED IN
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE
SIXTH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE
CITY OF AURORA, STATE OF COLORADO

DEDICATION AND COVENANT

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED BEING THE OWNERS OF A TRACT OF LAND LOCATED IN THE NORTH HALF (N½) 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 SECTION LINE OF SECTION 5, SAID POINT BEING S 89°50'32" E, A DISTANCE OF 2899.61 FEET FROM THE NORTHWEST CORNER OF SECTION 5, THENCE S 00°25'09" W, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING ON THE EAST BOUNDARY LINE OF MISSION VIEJO FILING NO. 1, BOOK 22 PAGE 18, THENCE S 00°55'09" W, A DISTANCE OF 1088.73 FEET, THENCE ALONG A CURVE TO THE LEFT BEGINNING WITH A RADIAL BEARING OF S 06°00'43" W WITH A RADIUS OF 1250.00 FEET, A LENGTH OF ARC OF 772.87 FEET AND A CENTRAL ANGLE OF 35°25'32", TO A POINT WHICH IS A POINT OF REVERSE CURVE, A RADIAL BEARING TO THIS POINT IS S 29°24'49" E, THENCE ALONG A CURVE TO THE RIGHT BEGINNING WITH A RADIAL BEARING OF N 27°24'49" E WITH A RADIUS OF 2000 FEET, A LENGTH OF ARC OF 30.55 FEET AND A CENTRAL ANGLE OF 87°31'04", TO A POINT WITH A RADIAL BEARING N 58°06'15" E, THENCE N 31°53'45" W, A DISTANCE OF 73.87 FEET, THENCE ALONG A CURVE TO THE RIGHT, BEGINNING WITH A RADIAL BEARING N 58°06'15" E WITH A RADIUS OF 715.00 FEET, A LENGTH OF ARC OF 400.00 FEET AND A CENTRAL ANGLE OF 32°03'19", TO A POINT WITH A RADIAL BEARING OF S 89°50'32" E, THENCE N 00°09'28" E, A DISTANCE OF 776.09 FEET, THENCE ALONG A CURVE TO THE RIGHT, BEGINNING WITH A RADIAL BEARING OF S 89°50'32" E, WITH A RADIUS OF 20.00 FEET, A LENGTH OF ARC OF 21.42 FEET AND A CENTRAL ANGLE OF 90°00'00", TO A POINT WITH A RADIAL BEARING OF S 00°09'28" E, THENCE S 89°50'32" E, A DISTANCE OF 913.87 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 23.91 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF RE-SUBDIVISION MISSION VIEJO, FILING NO. 1, TRACT G AND BY THESE PRESENTS DO HEREBY GRANT TO THE CITY OF AURORA, STATE OF COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC THE STREETS AND EASEMENTS HEREON SHOWN 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 - OWNER

BY: Robert L. Meek BY: Ronald R. Kirchoff
ROBERT L. MEEK RONALD R. KIRCHOFF

NOTARIAL

STATE OF Colorado
COUNTY OF Arapahoe SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF January, A.D. 1973,
BY ROBERT L. MEEK AND RONALD R. KIRCHOFF OF MISSION VIEJO COMPANY.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: December 19, 1976 Judy E. Deers
NOTARY PUBLIC

CITY OF AURORA APPROVALS

CITY ENGINEER: James E. Long DATE: 2-1-1973
CITY ATTORNEY: Richard D. Buckley DATE: 2-6-1973
PLANNING COMMISSION: J. Baker DATE: February 1973
CHAIRMAN

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING, AND CONVEYANCE OF THE STREETS AND EASEMENTS SHOWN HEREON IS ACCEPTED BY THE CITY OF AURORA, COLORADO THIS 6 DAY OF Feb, A.D. 1973, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION OF SAID STREETS, HAS BEEN COMPLETED BY THE SUBDIVIDER.

MAYOR: Paul C. Beck CITY CLERK: Jill E. Johnston

SURVEYOR'S CERTIFICATE

I, BERYL W. EYLAR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY A SURVEY OF RE-SUBDIVISION MISSION VIEJO FILING NO. 1, TRACT G WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT DESCRIBES SAID SUBDIVISION.

Beryl W. Eylar
BERYL W. EYLAR, REGISTERED LAND SURVEYOR AND
PROFESSIONAL ENGINEER, COLORADO REG. NO. 9401

RECORDER'S CERTIFICATE

STATE OF COLORADO SS
COUNTY OF ARAPAHOE
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT _____ O'CLOCK _____ M.
THIS _____ DAY OF _____, A.D. 1973.
CLERK AND RECORDER _____ DEPUTY _____
RECEPTION NO. _____
BOOK _____ PAGE _____

	Raub, Bein, Frost & Associates <small>PROFESSIONAL ENVIRONMENTAL ENGINEERS & PLANNERS 1750 CHAMBERS ROAD - SUITE 201 - AURORA - COLORADO - 80011</small>		FIELD BOOK
	JOB NO.	13010	SHEET
	DRAWN BY	W. MILBURN	1
	CHECKED	DATE	1973
		DATE	C2-564

To NW Cgr. Sec. 5

EAST HAMPDEN AVENUE

Mission Viejo Filing No. 1 Boundary

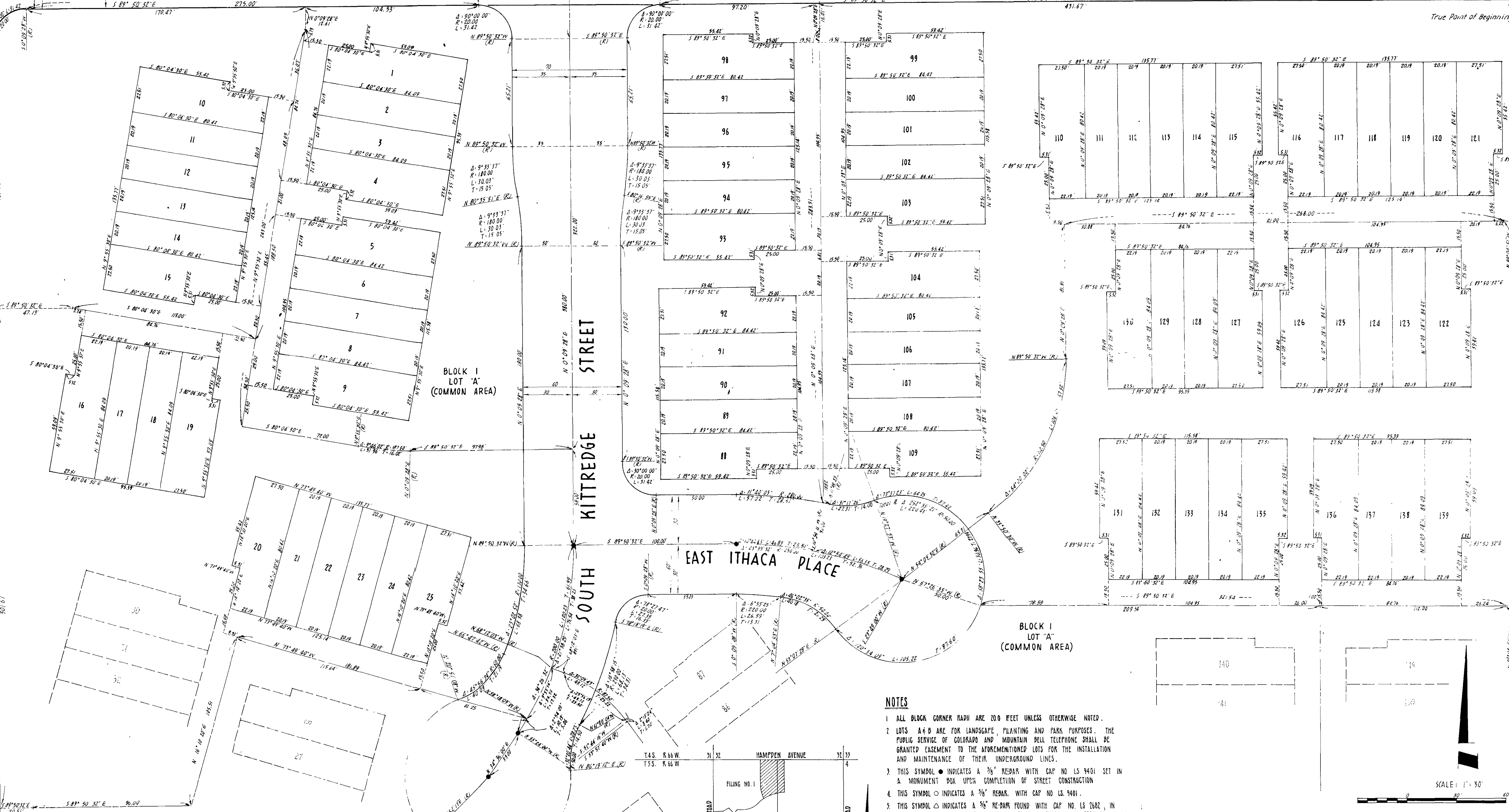
Iron Pin Cap No. LS, 2642
North 1/4 Corner of Sec. 5
per Mission Viejo Filing No. 1
A.P. 22/18

Found 9/8 rebar with
cap LS, 2642 per
M.V. Filing No. 1 A.P. 22/18

KALISPELL STREET
SOUTH

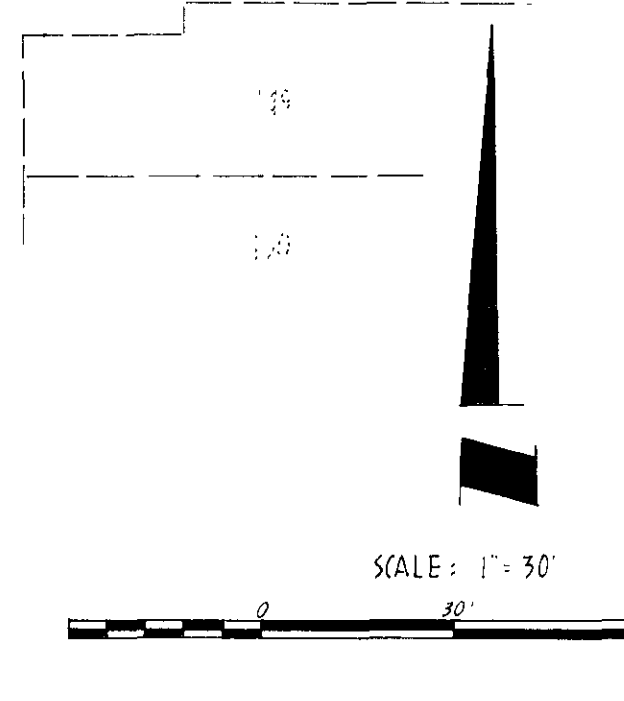
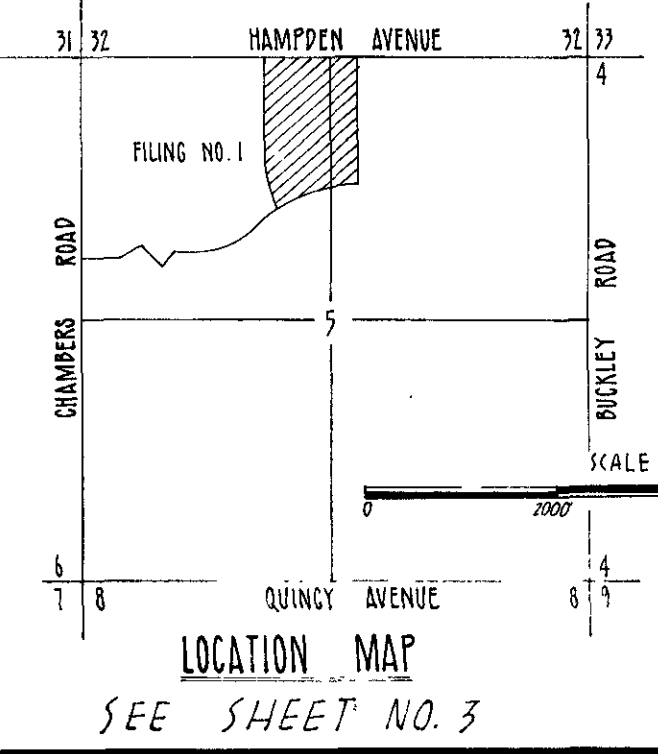
KITLEDGE STREET
SOUTH

EAST ITHACA PLACE



NOTES

1. ALL BLOCK CORNER RADII ARE 200 FEET UNLESS OTHERWISE NOTED.
2. LOTS A & B ARE FOR LANDSCAPE, PLANTING AND PARK PURPOSES. THE PUBLIC SERVICE OF COLORADO AND MOUNTAIN BELL TELEPHONE SHALL BE GRANTED EASEMENT TO THE AFORESAID LOTS FOR THE INSTALLATION AND MAINTENANCE OF THEIR UNDERGROUND LINES.
3. THIS SYMBOL ● INDICATES A 3/8" REBAR WITH CAP NO. LS 9401 SET IN A MONUMENT BOX UPON COMPLETION OF STREET CONSTRUCTION.
4. THIS SYMBOL ○ INDICATES A 3/8" REBAR WITH CAP NO. LS 9401.
5. THIS SYMBOL △ INDICATES A 3/8" REBAR FOUND WITH CAP NO. LS 7682 IN MONUMENT BOX PER MISSION VIEJO FILING NO. 1 RECORDED IN BOOK 22 PAGE 18.
6. 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."
7. BASIS OF BEARINGS: CENTERLINE OF EAST HAMPDEN AVE., N. 89° 50' 32" W., AS PER MISSION VIEJO FILING NO. 1, BOOK 22 PAGE 18.



RB Raub, Bein, Frost & Associates
 PROFESSIONAL ENVIRONMENTAL ENGINEERS & PLANNERS
 1950 Chambers Road, Suite 201, Aurora, Colorado
 (303) 341-2313

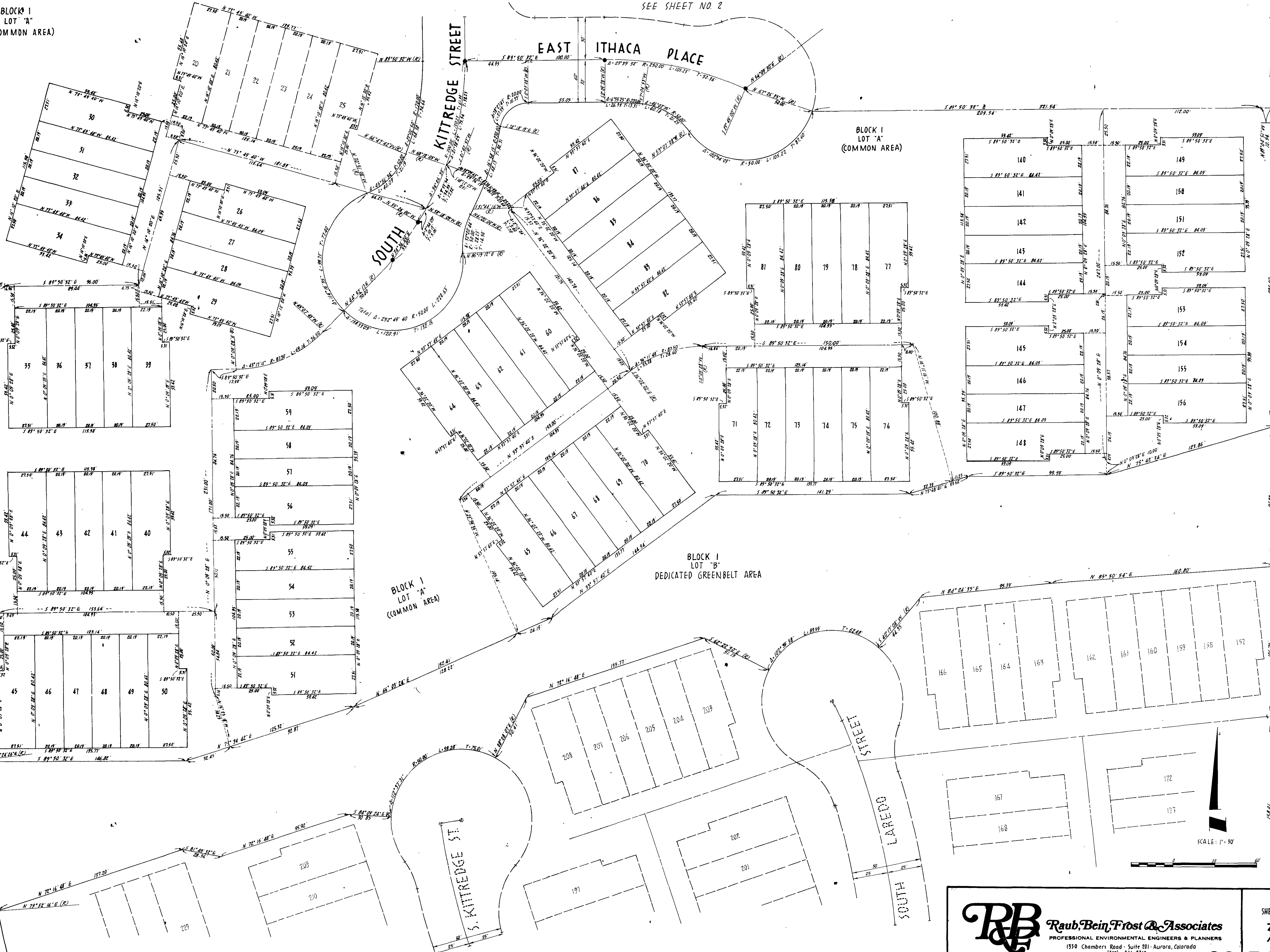
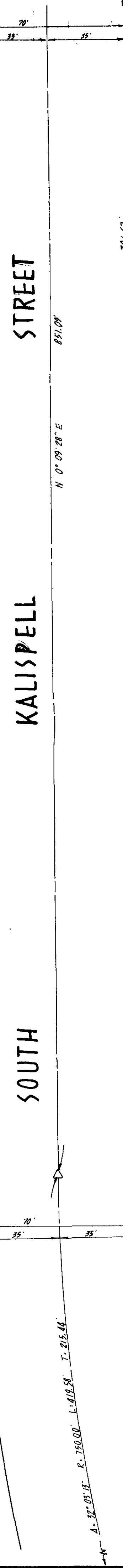
SHEET
2
OF 2 SHEETS
C2-564

Block 1
Lot "A"
(COMMON AREA)

SEE SHEET NO. 2

KALISPPELL STREET

SOUTH



Block 1
Lot "A"
(COMMON AREA)

Block 1
Lot "A"
(COMMON AREA)

Block 1
Lot "B"
DEDICATED GREENBELT AREA

SCALE: 1" = 30'

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SHEET
3

C2-564

SEE SHEET NO. 4

SEE SHEET NO. 3

BLOCK 1
LOT 'B'
DEDICATED GREENBELT AREA

STREET

KALISPELL

KENYON AVE.

HINDS

KITLEDGE

HINDS

STREET

SOUTH

LAREDO

PARKWAY

MISSION

SOUTH

UNPLATTED

SCALE: 1"=30'

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SHEET
4

C2-564

