

# MISSION VIEJO FILING NO. 1

## PLANNED COMMUNITY ZONE DISTRICT LOCATED IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, CITY OF AURORA, 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 (N1/2) 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 WEST SECTION LINE OF SAID SECTION 5, SAID POINT BEING SOUTH 00°55'30" WEST 30.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; THENCE ALONG A LINE PARALLEL WITH AND DISTANT 30.00 FEET SOUTH FROM THE NORTH LINE OF SAID SECTION 5, SOUTH 89°50'32" EAST, 2899.61 FEET; THENCE SOUTH 00°55'09" WEST, 124.61 FEET TO THE INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1150.00 FEET; THENCE WESTERLY THROUGH A CENTRAL ANGLE OF 28°10'03" AN ARC DISTANCE OF 566.36 FEET; THENCE NORTH 89°50'32" WEST, 116.24 FEET; THENCE SOUTH 48°37'19" WEST, 1066.08 FEET TO THE INTERSECTION WITH A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 580.00 FEET; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 20°39'46" AN ARC DISTANCE OF 209.17 FEET; THENCE NORTH 89°50'32" WEST, 205.78 FEET TO THE INTERSECTION WITH A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 580.00 FEET; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 25°19'05" AN ARC DISTANCE OF 256.29 FEET; THENCE SOUTH 35°41'38" WEST, 105.00 FEET; THENCE NORTH 50°53'45" WEST, 81.49 FEET; THENCE NORTH 46°47'46" WEST, 16.49 FEET; THENCE SOUTH 43°53'38" WEST, 105.00 FEET; THENCE NORTH 89°50'32" WEST, 70.11 FEET TO THE INTERSECTION WITH A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 840.00 FEET; THENCE NORTHERLY THROUGH A CENTRAL ANGLE OF 9°06'08" AN ARC DISTANCE OF 133.45 FEET; THENCE SOUTH 56°27'13" WEST, 188.64 FEET; THENCE NORTH 89°50'32" WEST 289.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 5; THENCE NORTH 00°55'3" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 5, A DISTANCE OF 2070.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 116.45 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 MISSION VIEJO, FILING NO. 1 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 16 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 PRIM FACIE EVIDENCE THAT THE FOREGOING CONDITIONS HAVE BEEN COMPLIED WITH.

MISSION VIEJO COMPANY - OWNER

ATTEST: Thomas D. Colvin  
THOMAS D. COLVIN, SECRETARY  
1977

BY: Philip J. Reilly  
PHILIP J. REILLY, PRESIDENT

**NOTARIAL**

STATE OF CALIFORNIA  
COUNTY OF ORANGE SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19<sup>th</sup> DAY OF NOVEMBER, A.D. 1971, BY THOMAS D. COLVIN AS SECRETARY AND PHILIP J. REILLY AS PRESIDENT OF MISSION VIEJO COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: OCTOBER 19, 1973

Dorris Glenn Chaner  
NOTARY PUBLIC

**HOLDERS OF DEED OF TRUST**

BY: Harold Dinken BY: Beatrice J. Dinken BY: Bernard J. Schaffner BY: Jess Kortz

**NOTARIAL**

STATE OF COLORADO  
COUNTY OF ARAPAHOE SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF APRIL, A.D. 1971, BY HAROLD DINKEN, BEATRICE J. DINKEN, BERNARD J. SCHAFFNER, JESS KORTZ AS HOLDERS OF DEED OF TRUST.

WITNESS MY HAND SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**CITY OF AURORA APPROVALS**

CITY ENGINE: James E. Gannon

DATE: 4-13-72

CITY ATTORNEY: Alan J. Gannon

DATE: 4-14-72

PLANNING COMMISSION: Chairman

DATE: 4-14-72

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 14<sup>th</sup> DAY OF APRIL, A.D. 1971, 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. Cook

CITY CLERK: Frank J. Kistner

**SURVEYOR'S CERTIFICATE**

I, GERALD B. McRAE A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY A SURVEY OF MISSION VIEJO FILING NO. 1 WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT DESCRIBES SAID SUBDIVISION.

Gerald B. McRae

**RECORDERS CERTIFICATE**

GERALD B. McRAE, REGISTERED LAND SURVEYOR AND PROFESSIONAL ENGINEER, COLORADO REG. NO. 6616

STATE OF COLORADO  
COUNTY OF ARAPAHOE SS

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 1971.

CLERK AND RECORDER \_\_\_\_\_

DEPUTY \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_





