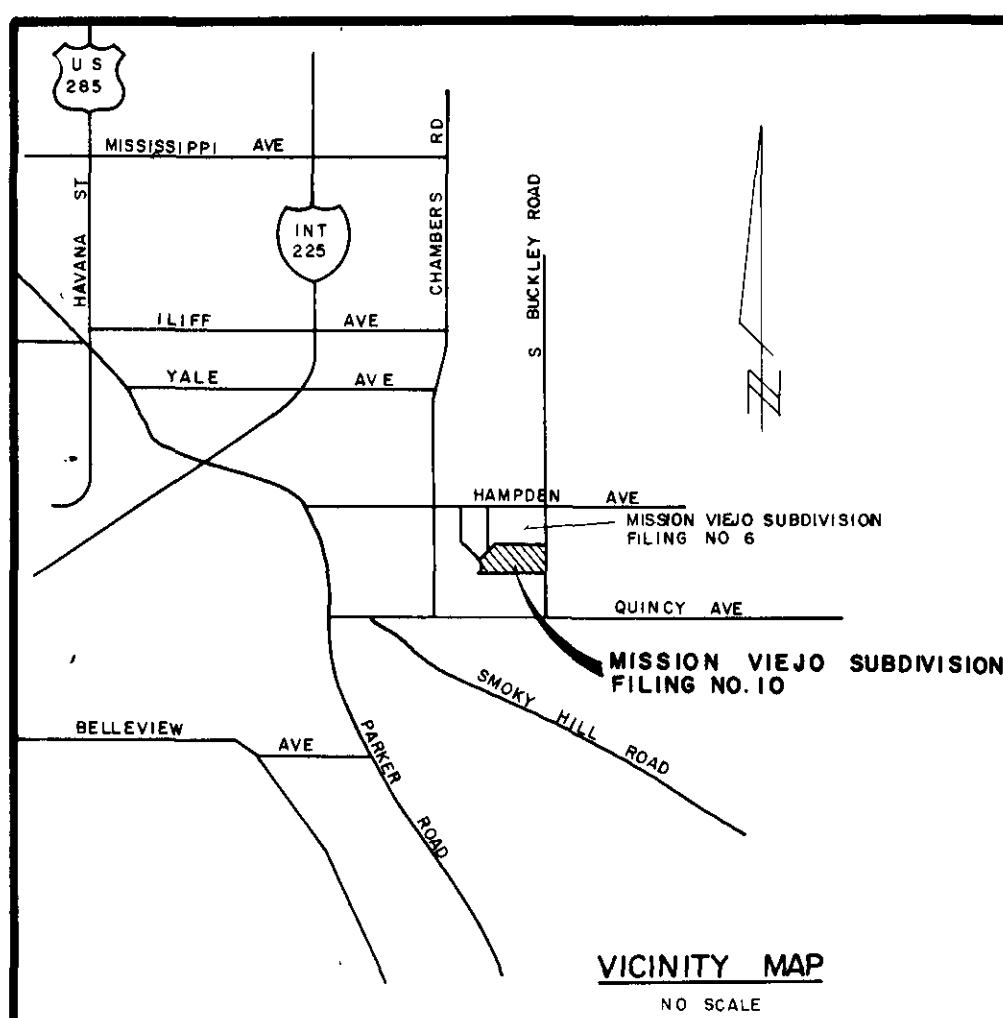


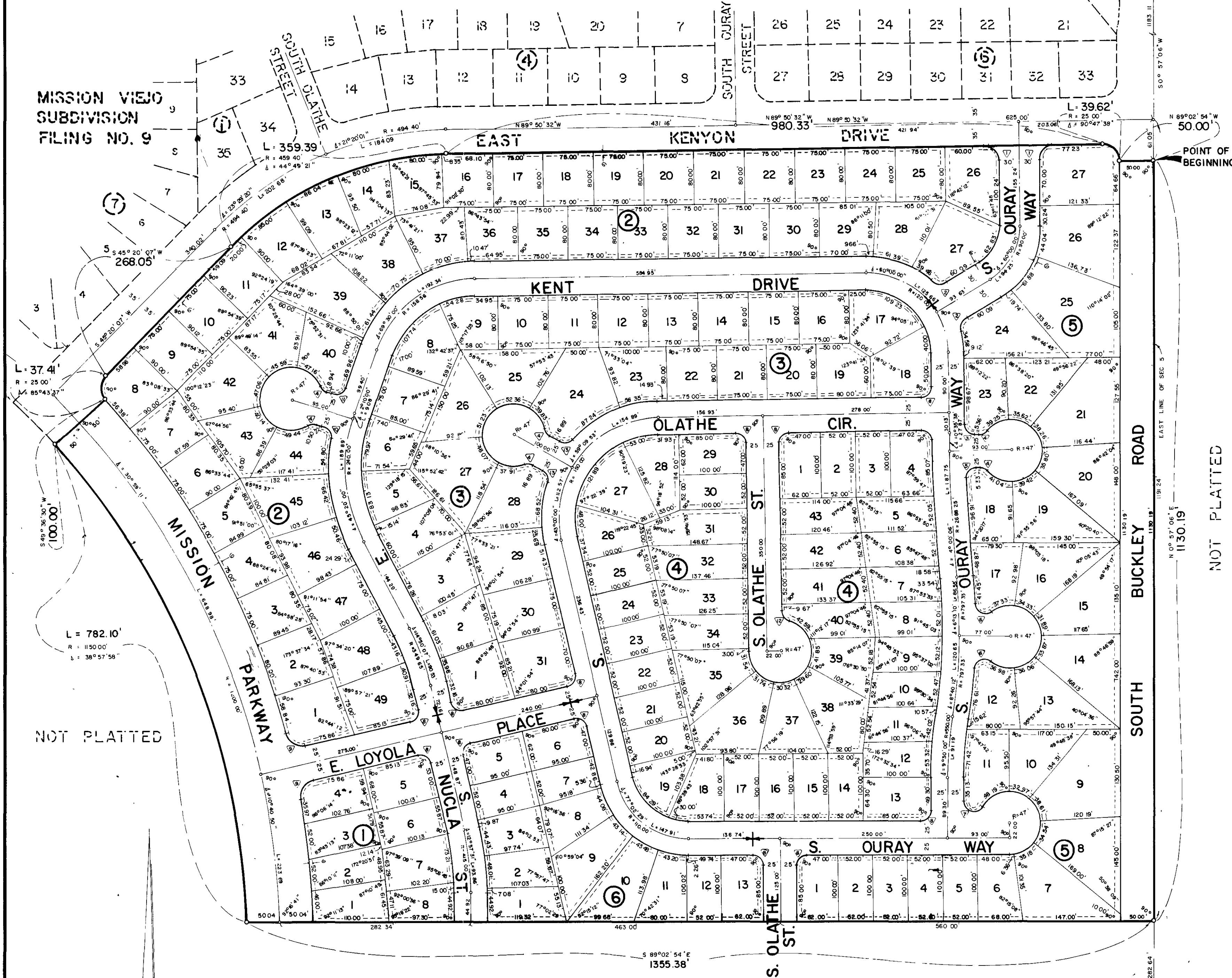
# MISSION VIEJO SUBDIVISION FILING NO. 10

A PART OF THE NE 1/4 OF SEC. 5, T. 5 S., R. 66 W. OF THE 6th. P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



MISSION VIEJO SUBDIVISION FILING NO. 6

MISSION VIEJO SUBDIVISION FILING NO. 9



NE COR SEC 5  
T. 5 S., R. 66 W. 6th P.M.  
Fd 7/8" PIN & RANGE BOX

POINT OF BEGINNING

NOT PLATTED

E 1/4 COR SEC 5  
T. 5 S., R. 66 W. 6th P.M.  
Fd 5/8" PIN L.S. 9133

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owner of a 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:

Commencing at the Northeast corner of said Section 5, thence S0°57'06"W and along the East line of said Section 5, 1244.16 feet to the Point of Beginning; said point being on the boundary of Mission Viejo Subdivision Filing No. 6, thence N89°02'54"W and along said boundary, 50.00 feet; thence on an angle to the right of 90°00'00" and along said boundary and along a curve to the left, having a radius of 25.00 feet, a central angle of 90°47'38", an arc distance of 39.62 feet to a point of tangency, thence N89°50'32"W and along said boundary and along said tangent, 980.33 feet to a point of curve, thence along said boundary and along a curve to the left, having a radius of 459.40 feet, a central angle of 44°49'21", an arc distance of 359.39 feet to a point of tangency, thence S45°20'07"W and along said boundary and along said tangent, 268.05 feet to a point of curve; thence along said boundary and along a curve to the left, having a radius of 25.00 feet, a central angle of 85°43'37", an arc distance of 37.41 feet, thence S49°36'30"W and along said boundary 100.00 feet, thence on an angle to the left of 90°00'00" and along a curve to the right, having a radius of 1150.00 feet, a central angle of 38°57'58", an arc distance of 782.10 feet; thence S89°02'54"E, 1355.38 feet to a point on the East line of said Section 5, thence N0°57'06"E and along said East line, 1130.19 feet to the Point of Beginning, containing 38.023 acres more or less.

Has laid out, platted and subdivided the same into lots, blocks as shown on this plat under the name and style of MISSION VIEJO SUBDIVISION FILING NO. 10 and by these presents does 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 owner for itself, its 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 or 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 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.

OWNER: MISSION VIEJO COMPANY

*Patrick G. Farrell*  
Patrick G. Farrell, Attorney in Fact

*Allen Richard McMains*  
Allen Richard McMains, Attorney in Fact

STATE OF COLORADO ) SS  
CITY AND COUNTY OF DENVER )

The foregoing dedication was acknowledged before me this 11<sup>th</sup> day of Aug., A.D. 1977, by Patrick G. Farrell and Allen Richard McMains, Attorneys in Fact for Mission Viejo Company

Witness by hand and seal. My commission expires 10-30-1978 *Harriet Lawrence*  
Notary Public

I, Leonard L. McCoy, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of MISSION VIEJO SUBDIVISION FILING NO. 10 was made under my supervision and the accompanying plat accurately and properly shows said subdivision.

*Leonard L. McCoy*  
Leonard L. McCoy, Registered Land Surveyor No. 2432

CITY OF AURORA APPROVALS

*A.C. LaBonde 8/22/77*  
City Engineer Date

Planning Commission Chairman Date City Attorney Date

The foregoing instrument was approved for filing and conveyance of streets and easements as shown hereon is accepted by the City of Aurora, Colorado this 11<sup>th</sup> day of Aug., A.D. 1977, subject to the condition that the City shall undertake maintenance of any such street only after construction of said streets has been completed by the subdivider.

Mayor City Clerk

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1977.

Clerk and Recorder Deputy

NOTES:

- All boundary control points are 5/8 inch steel pins with cap and L.S. No. 2422.
- All street control points are 5/8 inch steel pin with cap and L.S. No. 2432 in City of Aurora range box to be set upon completion of street construction.
- The easements hereon shown and labeled "P.S.Co. Esm't" are for the exclusive use of the Public Service Company of Colorado, except that other utilities service walks and driveways may cross said easements at substantially right angles.
- All other utility easements are eight (8) feet in width along lot lines and five (5) feet in width along side lot lines where shown on this plat, except where indicated otherwise.
- Lot lines intersect streets at right angles or radially unless otherwise noted.
- 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 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".
- The easement area within each lot is to be continuously maintained by the owner of the lot, excepting the City of Aurora from such responsibility. Any structures inconsistent with the use granted in the easement are prohibited.
- Bearings are based on Mission Viejo Subdivision Filing No. 6 which notes the East line of Section 5 as bearing S0°57'06"W.

No.	Δ	Radius	Arc Length
1	99°00'00"	20.00	31.42
2	79°30'45"	15.00	19.29
3	90°55'58"	15.00	3.71
4	49°49'10"	15.00	13.04
5	90°51'56"	15.00	23.79
6	124°42'13"	12.00	32.11
7	143°44'31"	11.00	38.94
8	90°00'00"	11.00	21.56
9	87°45'09"	25.00	38.29
10	81°47'12"	11.00	21.41
11	87°50'00"	15.00	27.99
12	73°01'22"	15.00	19.14
13	77°50'49"	15.00	20.38

GENGE/MEURER, SERAFINI AND MEURER, INC.  
CONSULTING ENGINEERS 570 WEST 44th AVE  
DENVER, COLORADO 80216

