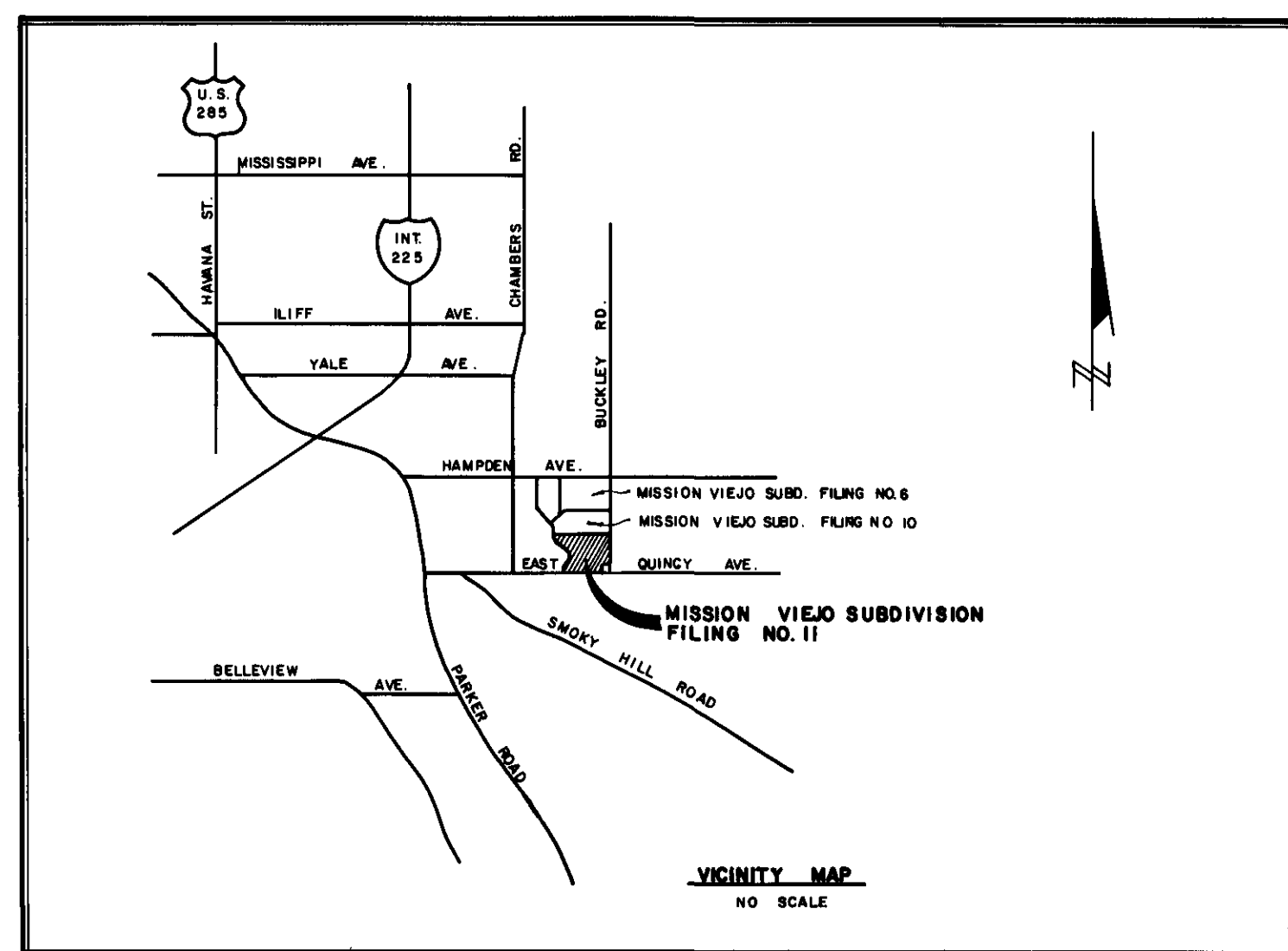


MISSION VIEJO SUBDIVISION FILING NO. II

A PORTION OF SECTION 5, T.5 S., R.66 W. OF THE 6th. P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 1 OF 2



KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owner of a part 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 East line of the Southeast one-quarter of said Section 5, from which the Southeast corner of said Section 5 bears S0°51'47"W, 715.01 feet; thence N0°51'47"E and along said East line, 1933.20 feet to the East one-quarter corner of said Section 5; thence N0°57'06"E and along the East line of the Northeast one-quarter of said Section 5, 282.64 feet to the Southeast corner of Mission Viejo Subdivision Filing No. 10; thence N89°02'54"W and along the South line of said subdivision, 1305.33 feet to a point on a curve whose radius point bears S88°40'25"W; thence Southwesterly on a curve to the right having a radius of 1200.00 feet, a central angle of 47°39'47", 998.25 feet; thence S54°20'32"E, 375.05 feet to a point of curve; thence on a curve to the right having a radius of 550.00 feet, a central angle of 27°30'00", 263.98 feet to a point of tangency; thence S26°50'32"E and along said tangent, 96.24 feet to a point of curve; thence on a curve to the right having a radius of 310.80 feet, a central angle of 26°30'00", 143.75 feet to a point of compound curve; thence on a curve to the right having a radius of 250.00 feet, a central angle of 57°00'00", 248.71 feet to a point of tangent reverse curve; thence on a curve to the left having a radius of 240.10 feet, a central angle of 54°30'00", 228.38 feet to a point of tangency; thence S2°09'28"W and along said tangent, 23.62 feet to a point of curve; thence on a curve to the right having a radius of 550.00 feet, a central angle of 30°00'00", 287.98 feet to a point of curve; thence S32°09'28"W and along said tangent, 7.39 feet to a point of curve; thence on a curve to the left having a radius of 550.00 feet, a central angle of 22°00'00", 211.18 feet to a point of tangency; thence S10°09'28"W and along said tangent, 13.97 feet to a point of curve; thence on a curve to the right having a radius of 650.03 feet, a central angle of 19°00'00", 215.56 feet to a point of tangent reverse curve; thence on a curve to the left having a radius of 655.02 feet, a central angle of 15°16'59", 174.72 feet to a point of tangency; thence S13°52'29"W and along said tangent, 110.49 feet to a point of tangency; thence S89°59'43"E and parallel to the East line of the Southeast one-quarter of said Section 5, 685.01 feet; thence S89°59'43"E and parallel to the South line of said Southeast one-quarter, 710.01 feet to the Point of Beginning, containing 80.818 acres, more or less.

CERTIFICATE OF SURVEY

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. 11, 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

H.C. La Bonda 12/27/77
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 day of _____ 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. 2432.
- 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 "6" Gas and Power Easement are for the exclusive use as gas and power easements, 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 rear 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 designed 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.
- There is a 4.00 foot utility easement adjacent to all 50.00 foot Right-of-ways with an adjoining 6.00 foot gas and power easement.
- Tract A and B to be constructed by Developer to City Specifications.

CURVE TABLE			
NUMBER	DELTA	RADIUS	ARC
1	45°12'43"	15.00	11.84
2	90°00'00"	25.00	39.27
3	90°00'00"	15.00	23.56
4	137°06'47"	45.00	107.69
5	83°08'33"	15.00	21.77
6	49°49'20"	15.00	13.04
7	82°42'17"	15.00	21.65
8	20°40'59"	15.00	5.41
9	2°52'25"	15.00	0.75
10	23°33'23"	15.00	6.17
11	85°23'41"	15.00	22.36
12	85°35'18"	20.00	29.88
13	79°44'15"	15.00	20.88
14	96°18'45"	15.00	25.21
15	81°39'45"	15.00	21.38
16	104°50'05"	15.00	27.45
17	73°07'22"	15.00	19.14
18	104°34'58"	15.00	27.38
19	80°21'36"	15.00	21.04
20	71°21'26"	15.00	18.68
21	87°45'09"	25.00	38.29
22	87°18'10"	25.00	38.09
23	86°43'33"	20.00	30.27
24	86°34'59"	20.00	30.22
25	89°41'11"	20.00	31.31
26	90°00'00"	20.00	31.42
27	94°31'46"	20.00	33.00
28	87°46'28"	15.00	22.98
29	85°16'42"	15.00	22.33
30	85°40'18"	15.00	22.43
31	75°29'03"	15.00	19.76
32	85°03'55"	15.00	22.27
33	85°14'53"	15.00	22.32
34	95°41'55"	15.00	25.05
35	73°30'00"	15.00	19.24
36	94°29'27"	15.00	24.74
37	82°00'00"	15.00	21.47
38	84°43'26"	15.00	22.18
39	108°19'04"	15.00	28.36
40	89°13'24"	15.00	23.36
41	90°59'26"	15.00	23.82
42	89°54'41"	15.00	23.54
43	23°28'04"	15.00	6.14
44	23°25'45"	15.00	6.13
45	129°56'47"	45.00	94.73
46	129°06'47"	45.00	101.41
47	137°01'28"	45.00	107.62
48	13°21'58"	15.00	3.50
49	49°02'18"	15.00	12.84
50	17°11'34"	15.00	4.50

Has laid out, platted and subdivided the same into lots, blocks and tracts as shown on this plat under the name and style of MISSION VIEJO SUBDIVISION, Filing No. 11, 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 and Tract A and B for drainage and utility purposes, 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 Allen Richard McMains
Patrick G. Farrell, Attorney in Fact Allen Richard McMains, Attorney in Fact

STATE OF COLORADO)
) SS
CITY AND COUNTY OF DENVER)

The foregoing dedication was acknowledged before me this 22ND day of DECEMBER, A.D., 1977, by Patrick G. Farrell and Allen Richard McMains, Attorneys in Fact for Mission Viejo Company.

Witness my hand and seal. My commission expires March 1st, 1981.

Stephen J. Hanson
Notary Public

MISSION VIEJO SUBDIVISION FILING NO. 11

APPROVALS:
A.C. Le Bon
CITY ENGINEER 12/21/77
DATE

A PORTION OF SECTION 5, T. 5 S., R. 66 W. OF THE 6th. P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SUMMER VALLEY SUBDIVISION FILING NO. 1

SUMMER VALLEY SUBDIVISION FILING NO. 5

SUMMER VALLEY SUBDIVISION FILING NO. 2

SUMMER VALLEY SUBDIVISION FILING NO. 6

SUMMER VALLEY SUBDIVISION FILING NO. 7

SUMMER VALLEY SUBDIVISION FILING NO. 9

TRACT A

SOUTH BUCKLEY ROAD

POINT OF BEGINNING



MEURER, SERAFINI AND MEURER, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
570 West 44th Avenue Denver, Colorado 80216

EASEMENT DETAILS

70' & 100' WIDE STREET

50' WIDE STREET