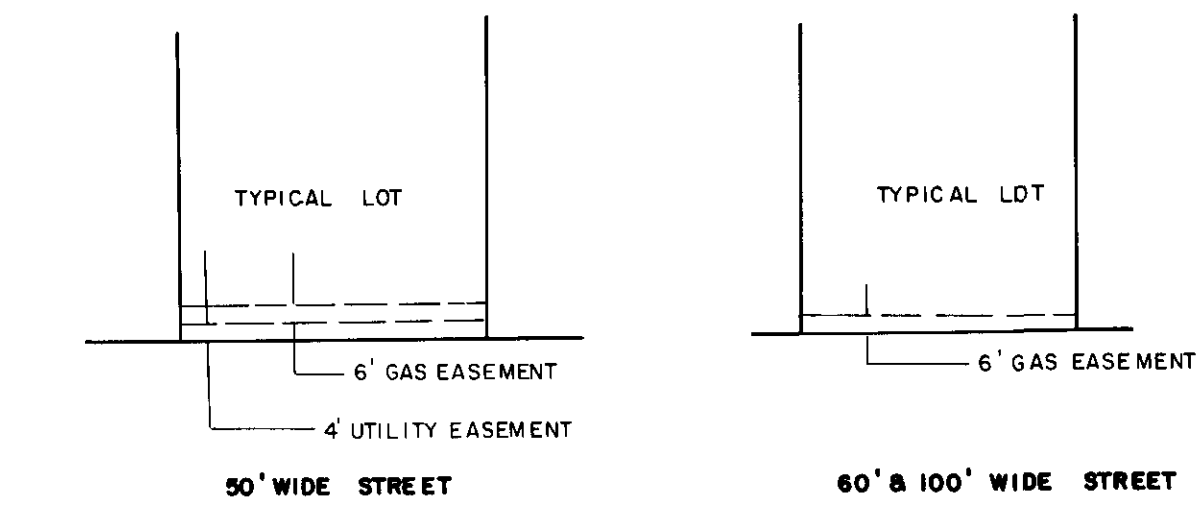


MISSION VIEJO SUBDIVISION, FILING NO. 12

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.



RESUBDIVISION MISSION VIEJO FILING NO. 1
TRACT G, BLOCK 7

MISSION VIEJO SUBDIVISION
FILING NO. 9 AMENDED

MISSION VIEJO SUBDIVISION
FILING NO. 9



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 Westerly Right-of-way line of West Tollgate Creek Channel as described in Book 2536, Page 427, from which the East one-quarter corner of said Section 5 bears S81°46'45"E, 2233.85 feet; thence N89°02'53"W, 22.93 feet; thence S69°46'18"W, 550.00 feet; thence S86°38'02"W, 650.05 feet to a point of intersection with a curve on the Easterly boundary line of Mission Viejo Subdivision, Filing No. 2, whose radius point bears S89°08'29"W; thence Northerly along said Easterly boundary on a curve to the left having a radius of 800.00 feet, a central angle of 40°31'10", 565.70 feet to a point of tangent; thence N41°22'41"W and along said tangent and along said Easterly boundary line, 195.00 feet to the Northeast corner of Mission Viejo Subdivision Filing No. 2, said corner being a point on the Southeasterly boundary line of Mission Viejo Subdivision Filing No. 1; thence N48°37'19"E and along said Southeasterly boundary line, 904.84 feet; thence S89°50'32"E and along said Southeasterly boundary line, 116.24 feet to a point of intersection with a curve on the Southerly Right-of-way line of South Mission Parkway, whose radius point bears S21°42'47"E; thence Easterly along said Southerly boundary line and along said Southerly Right-of-way line on a curve to the right having a radius of 1150.00 feet, a central angle of 46°47'54", 939.31 feet to a point of intersection with a curve on the Westerly Right-of-way line of West Tollgate Creek as described in Book 2536, Page 427, whose radius point bears N89°50'10"W; thence Southerly along said Westerly Right-of-way on a curve to the right having a radius of 950.00 feet, a central angle of 3°59'38", 66.22 feet to a point of tangent; thence S4°09'28"W along said tangent and along said Westerly Right-of-way, 183.84 feet to a point of curve; thence Southerly on a curve to the right having a radius of 950.00 feet, a central angle of 11°21'00", 188.19 feet to a point of tangent; thence S15°30'28"W and along said tangent and along said Westerly Right-of-way line, 478.29 feet to a point of curve; thence Southerly on a curve to the left having a radius of 950.00 feet, a central angle of 6°22'05", 105.59 feet to the Point of Beginning, containing 37.486 acres, more or less.

was 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. 12, 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 Tracts A, B and C 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
Patrick G. Farrell, Attorney In Fact

Allen Richard McMains
Allen Richard McMains, Attorney In Fact

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

The foregoing dedication was acknowledged before me this _____ day of _____, A.D., 1978, by Patrick G. Farrell and Allen Richard McMains, Attorneys In Fact for Mission Viejo Company.

Witness my hand and seal. My commission expires _____.

Notary Public

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. 12 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. LaBonde 5/22/78
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 and is accepted by the City of Aurora, Colorado, this _____ day of _____, A.D., 1978, 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., 1978.

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 Easement" are for the exclusive use as gas 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 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.
- There is a 4.00 foot utility easement adjacent to all 50.00 foot Right-of-ways with an adjoining 6.00 foot gas easement.
- Tracts A, B and C to be constructed by Developer to City Specifications.

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