

MISSION VIEJO SUBDIVISION, FILING NO. 13

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:

Commencing at the Southwest corner of said Section 5; thence S89°59'43"E and along the South line of said Section 5, 1036.72 feet; thence N0°00'17"E, 30.00 feet to the Point of Beginning, said point also being the Southeast corner of Mission Viejo Subdivision Filing No. 3; thence along the Easterly and Southerly boundary line of said Subdivision the following eleven (11) courses:

1. N0°00'17"E, 25.00 feet;
2. thence N16°21'31"W, 515.79 feet;
3. thence N8°17'00"E, 89.00 feet;
4. thence S81°56'13"E, 217.77 feet;
5. thence N89°57'00"E, 829.59 feet;
6. thence N0°03'00"W, 411.17 feet;
7. thence N24°47'47"E, 400.06 feet;
8. thence N17°46'39"E, 97.87 feet;
9. thence N10°56'03"E, 86.55 feet;
10. thence N1°16'04"W, 81.10 feet;
11. thence N33°05'00"E, 256.55 feet

to a point of intersection with a curve whose radius point bears N33°05'00"E; thence leaving said boundary line on a curve to the left having a radius of 800.00 feet, a central angle of 31°14'24", 436.19 feet to a point of tangent; thence S88°09'24"E and along said tangent, 85.80 feet to a point of curve; thence on a curve to the left having a radius of 1200.00 feet, a central angle of 45°30'30", 953.12 feet to a point on the Westerly boundary line of Mission Viejo Subdivision Filing No. 11; thence the following fourteen (14) courses along said Westerly boundary line:

1. S54°20'32"E, 375.05 feet to a point of curve;
2. 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 tangent;
3. thence S26°50'32"E and along said tangent, 96.24 feet to a point of curve;
4. 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;
5. 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;
6. 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 tangent;
7. thence S2°09'29"W and along said tangent, 23.62 feet to a point of curve;
8. 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 tangent;
9. thence S32°09'28"W and along said tangent, 7.39 feet to a point of curve;
10. 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 tangent;
11. thence S10°09'28"W and along said tangent, 13.97 feet to a point of curve;
12. 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;
13. 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 tangent;
14. thence S13°52'29"W and along said tangent, 110.49 feet to a point 30.00 feet North of and measured perpendicularly from the South line of said Section 5;

thence N89°59'43"W and parallel to said South line of said Section 5, 2630.22 feet to the Point of Beginning, containing 93.465 acres, more or less.

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. 13, and by these presents Goes grant to the City of Aurora, State of Colorado, for the perpetual use of the public, the streets and easements, Tracts J and K for Drainage and Utility purposes and Tract A for Public purposes hereon shown and not previously dedicated for public use. Tracts B, C, D, E, F, G, H and I will be dedicated to the Cherryglen Homeowners Association.

The undersigned Owner for itself, its successors and assigns, consent and agree with the City of Aurora that no structure constructed on any portion of the aforesaid land shown herein, shall be occupied or used unless or until all public improvements as defined by the City Charter of the City of Aurora are in place and accepted by the City, or cash funds or other security for the same are received with the City and Certificate of Occupancy has been issued by the City. Acceptance of the Specifications of Department 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

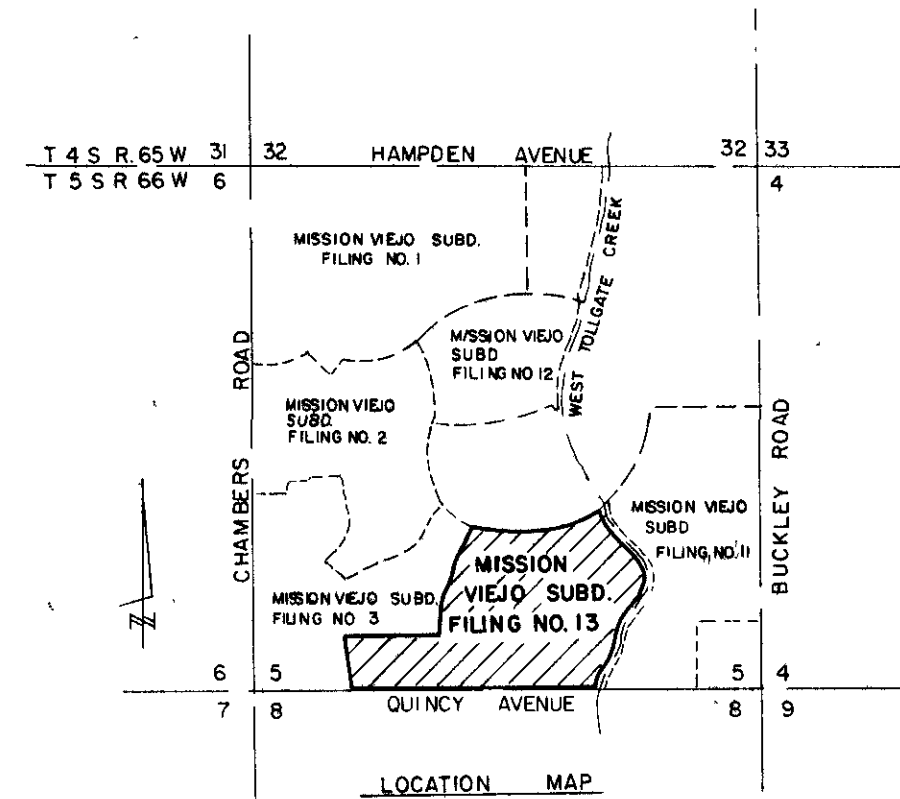
Allen Richard McMains
Allen Richard McMains, Attorney in Fact

STATE OF COLORADO 38
CITY AND COUNTY OF AURORA

The foregoing dedication was acknowledged before me this 21st day of February, A.D., 1979, by Patrick G. Farrell and Allen Richard McMains, Attorneys in Fact for Mission Viejo Company.

Witness my hand and seal. My commission expires _____.

E. Carole Bonde
Notary Public



NOTES:

1. All boundary control points are 5/8 inch steel pins with cap and L. S. No. 2432.
2. 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.
3. 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.
4. 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.
5. Lot lines intersect streets at right angles or radially unless otherwise noted.
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 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. 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.
8. Bearings are based on Mission Viejo Subdivision Filing No. 6, which notes the East line of Section 5 as bearing S0°57'06"W.
9. 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.
10. Developer will construct and improve Tract J to City of Aurora's Standards and Specifications.

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. 13, 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 2/27/79 City Engineer Date
Ruth Fountain 3-1-79 Planning Commission Chairman Date
W.R. Junge 3/14/79 City Attorney Date

The foregoing instrument was prepared for filing and conveyance of streets and easements as shown hereon and is recorded in the office of the Clerk and Recorder of Arapahoe County, Colorado, this 21st day of MARCH, A.D., 1979, and the City shall undertake maintenance of any such streets only after acceptance of the same by the City.

Fred E. Ford Mayor
Sail B. Johnston 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., 1979.

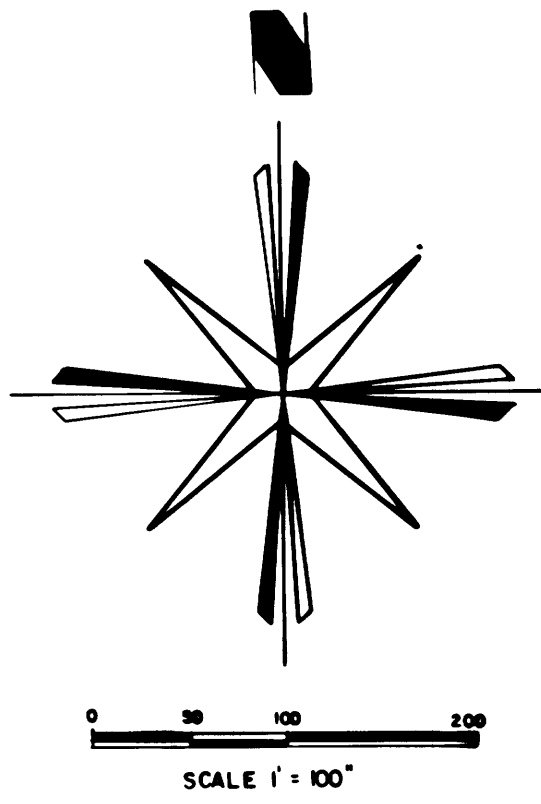
Clerk and Recorder

Deputy

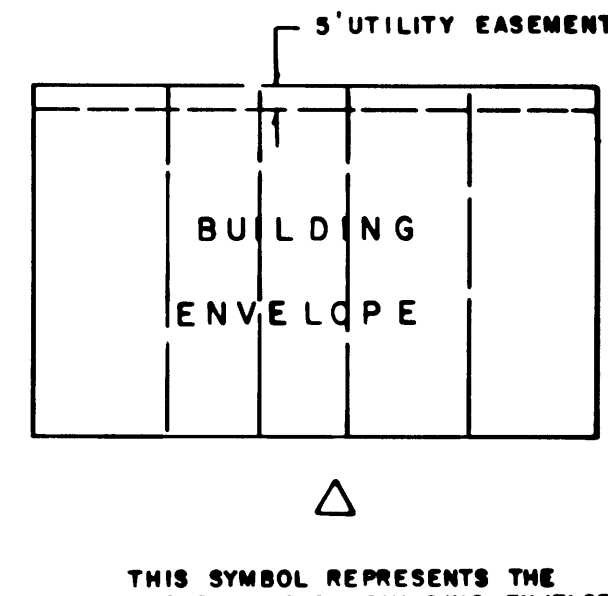
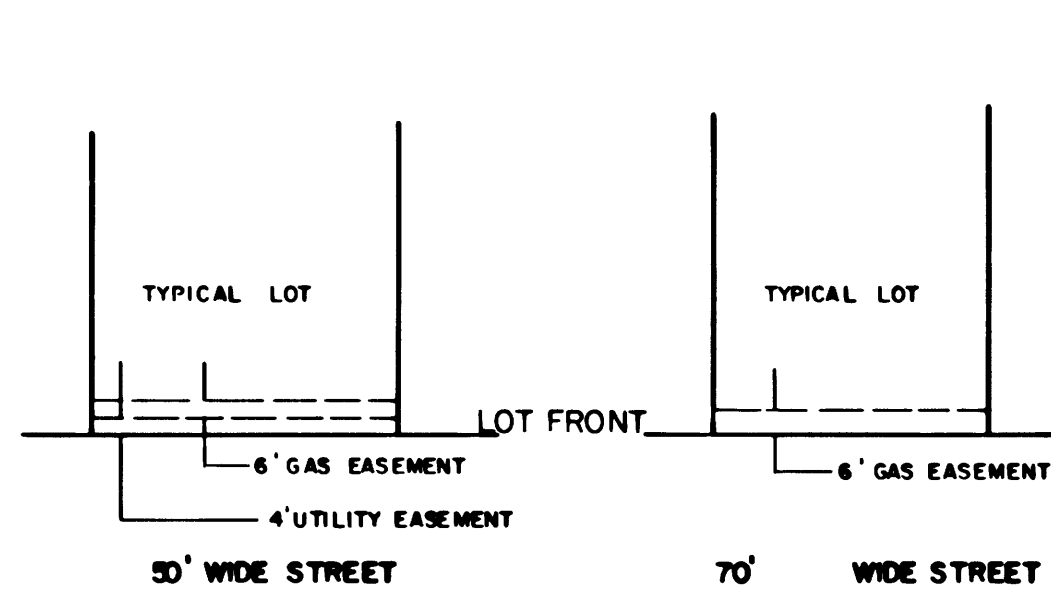
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

NO.	(DELTA)	RADIUS	LENGTH
1.	39°15'37"	15.00	10.28
2.	39°31'17"	15.00	10.35
3.	90°00'00"	15.00	23.56
4.	49°49'20"	15.00	13.04
5.	90°00'00"	20.00	31.42
6.	36°14'58"	15.00	9.49
7.	47°55'00"	15.00	12.54
8.	29°54'13"	15.00	7.83
9.	28°55'23"	15.00	7.57
10.	91°26'46"	15.00	23.94
11.	91°59'42"	20.00	32.11
12.	91°19'05"	20.00	31.88
13.	87°18'10"	25.00	38.09
14.	54°23'26"	15.00	14.24
15.	70°22'17"	15.00	18.42
16.	87°44'29"	15.00	22.97
17.	87°59'21"	25.00	38.39
18.	47°58'59"	15.00	12.54
19.	29°09'37"	15.00	7.63
20.	51°59'47"	15.00	13.61
21.	85°49'44"	20.00	29.96
22.	93°19'06"	20.00	32.57
23.	87°05'36"	20.00	30.47
24.	95°04'31"	20.00	33.19
25.	90°00'00"	25.00	39.27
26.	77°00'00"	15.00	20.16
27.	73°38'12"	15.00	19.29
28.	90°00'00"	5.00	7.85
29.	90°00'00"	12.00	18.85
30.	60°00'00"	5.00	6.24
31.	60°00'00"	6.57	6.57



ALL LOT TIES IN BLOCK 5, 6, 7 & 8 ARE 90° TO TANGENT LINES OR RADIAL TO CURVES



THIS SYMBOL REPRESENTS THE FRONT OF EACH BUILDING ENVELOPE IN BLOCKS 5, 6, 7, & 8

EASEMENT DETAILS

MISSION VIEJO SUBDIVISION
FILING NO. 7

EAST PRINCETON AVENUE

EAST PRINCETON AVENUE

EAST PRINCETON PLACE

PURDUE DRIVE

EAST

QUINCY

AVENUE

ABBEY FALE SUBDIVISION,

SUNBURST

NOT PLATTED

SUNBURST

MEURER, SERAFINI AND MEURER, INC.
 CONSULTING ENGINEERS • SURVEYORS • PLANNERS
 570 West 44th Avenue
 Denver, Colorado 80216
 (303) 455-7321

SE COR. SEC 5
T.5 S., R.66 W. 6th P.M.
AS SHOWN IN RANGE BOX