

**NOTES:**

1. All boundary control points are 5/8 inch steel pins with cap and L. S. No. 2375.
2. All street control points are 5/8 inch steel pin with cap and L. S. No. 2375 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 the Northeast one-quarter 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.

# MISSION VIEJO SUBDIVISION, FILING NO. 15

A RESUBDIVISION OF TRACT D BLOCK 8 OF MISSION VIEJO FILING NO. 3, BEING A PART OF SECTION 5, T.5S., R.66W OF THE 6th.P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the Owner of a part of Mission Viejo Filing No. 3, being a portion 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:

All of Tract 'D' Block 8 of Mission Viejo Filing No. 3, a subdivision as filed with the clerk and recorder, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the northeast corner of Mission Viejo subdivision, Filing No. 3; thence N 69° 53' 29" W and along the north boundary line of said subdivision, 127.69 feet to a point of intersection with a curve on the northeasterly right-of-way line of South Kalispell Street, thence on a deflection angle to the right of 76° 43' 29" along said right-of-way on a curve to the left having a radius of 375.00 feet, a central angle of 24° 41' 00", 161.55 feet to a point of tangent; thence N 37° 51' 00" W and along said tangent and along said right-of-way, 45.00 feet to a point of curve; thence on a curve to the right and along said right-of-way having a radius of 15.00 feet, a central angle of 90° 00' 00", 23.56 feet to a point of tangent on the southeasterly right-of-way line of South Marguerite Parkway; thence N 52° 09' 00" E and along said tangent and along said right-of-way, 182.82 feet to a point of curve; thence along said right-of-way on a curve to the right having a radius of 20.00 feet, a central angle of 85° 23' 06", 29.81 feet to a point of tangent reverse curve on the southwesterly right-of-way line of South Alicia Parkway; thence along said right-of-way on a curve to the left having a radius of 850.00 feet, a central angle of 14° 27' 06", 214.40 feet to a point of intersection with the westerly boundary line of Mission Viejo subdivision Filing No. 13; thence S 33° 05' 00" W and along said boundary line, 206.55 feet to the point of beginning, containing 1.484 acres more or less.

Has laid out, platted and subdivided the same into lots and blocks as shown on this plat under the name and style of MISSION VIEJO SUBDIVISION, FILING NO. 15, and by these presents does grant to the City of Aurora, State of Colorado, for the perpetual use of the public the street 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

*James B. Creager*  
James B. Creager, 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 10th day of September, A.D., 1979, by James B. Creager and Allen Richard McMains, Attorneys in Fact for Mission Viejo Company.

Witness my hand and seal. My commission expires 5-9-82

*Barbara A. Dettis*  
Notary Public

**CERTIFICATE OF SURVEY**

I, \_\_\_\_\_ a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of MISSION VIEJO SUBDIVISION, Filing No. 15, was made under my supervision, and the accompanying plat accurately and properly shows said subdivision.

*Walter Swachulsky*  
Registered Land Surveyor No. 2375

**CITY OF AURORA APPROVALS**

*H.C. de Bonde* 9/21/79 *Ruth Gaudin* 9/21/79 *Samuel Smith* 10/18/79  
City Engineer Date Planning Commission Chairman Date City Attorney Date

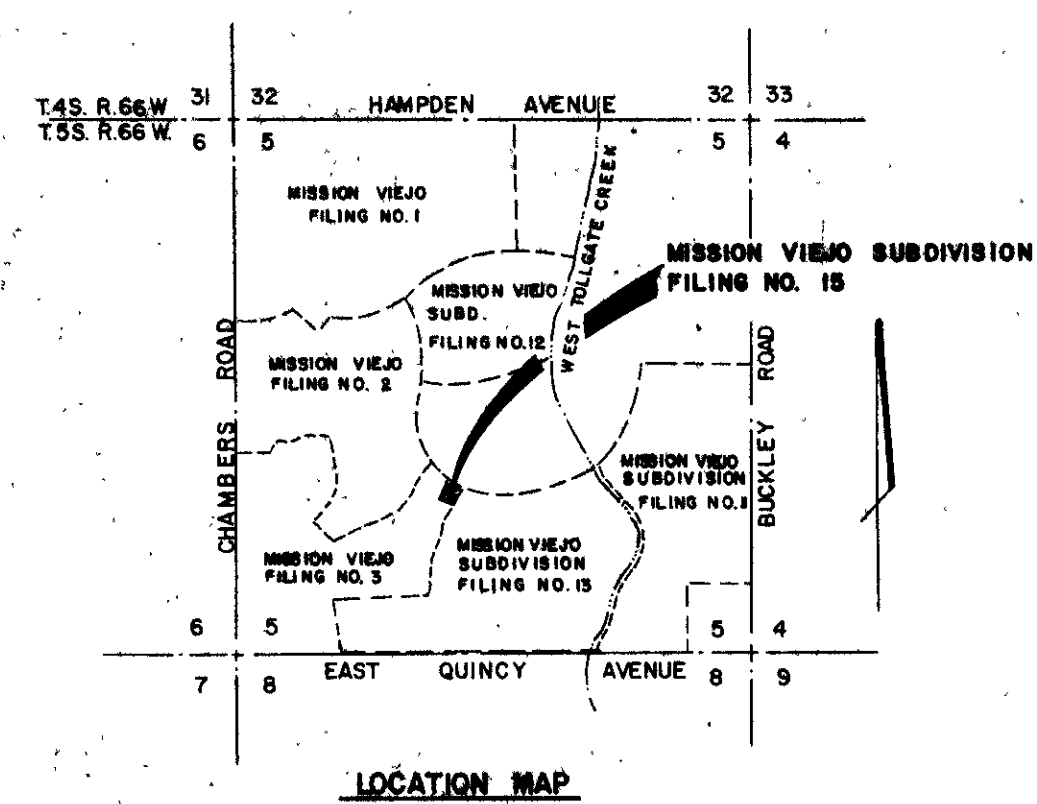
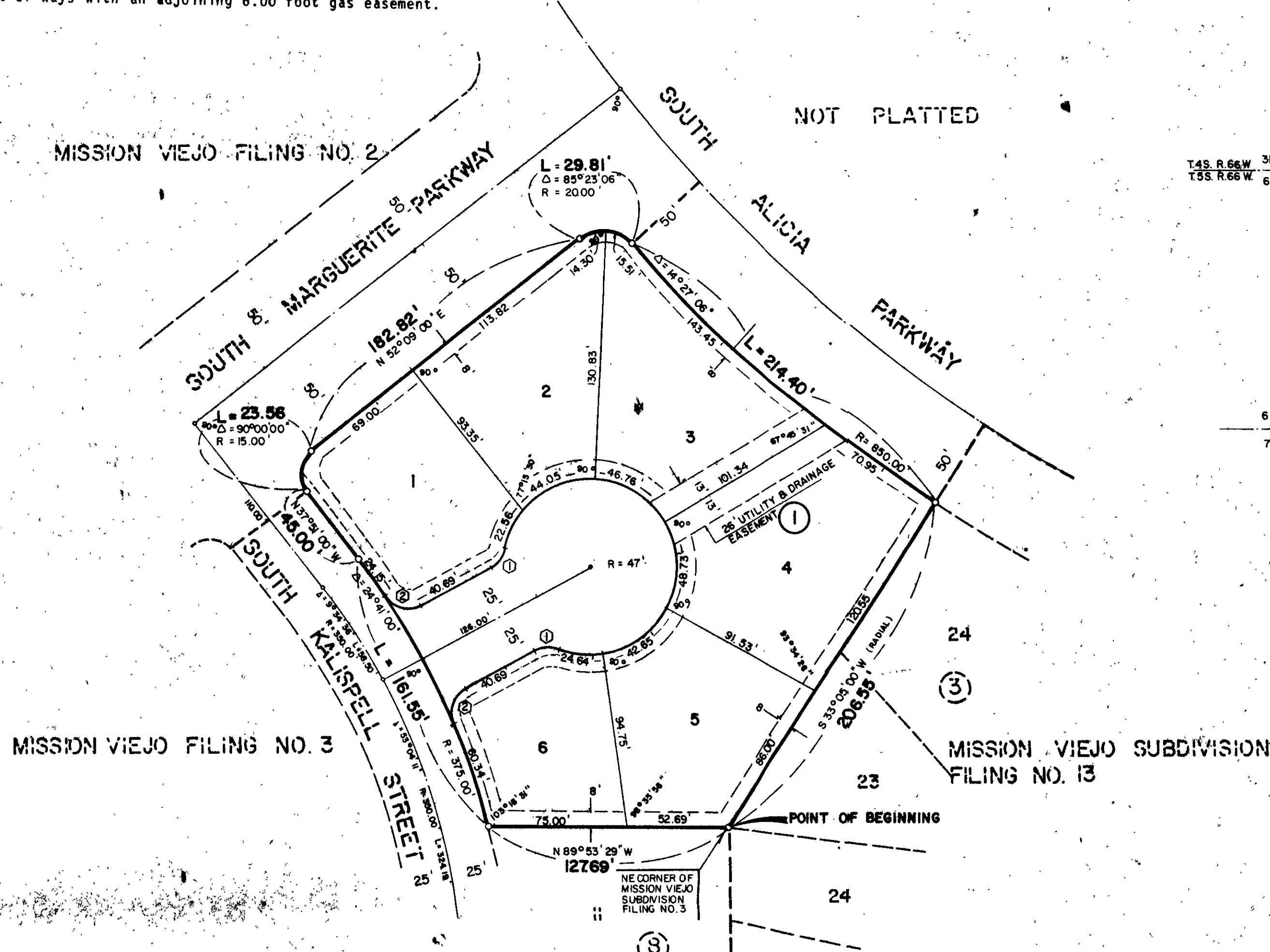
The foregoing instrument was approved for filing and conveyance of streets and easements as shown hereon and is accepted by the City of Aurora, Colorado, this 25th day of October, A.D., 1979, subject to the condition that the City shall undertake maintenance of any such streets only after construction of said streets has been completed by the subdivider.

*Samuel Smith* Mayor  
*John J. ...* 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.

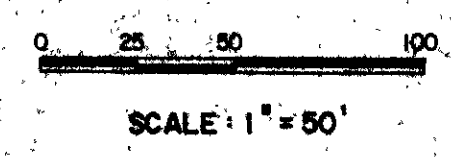
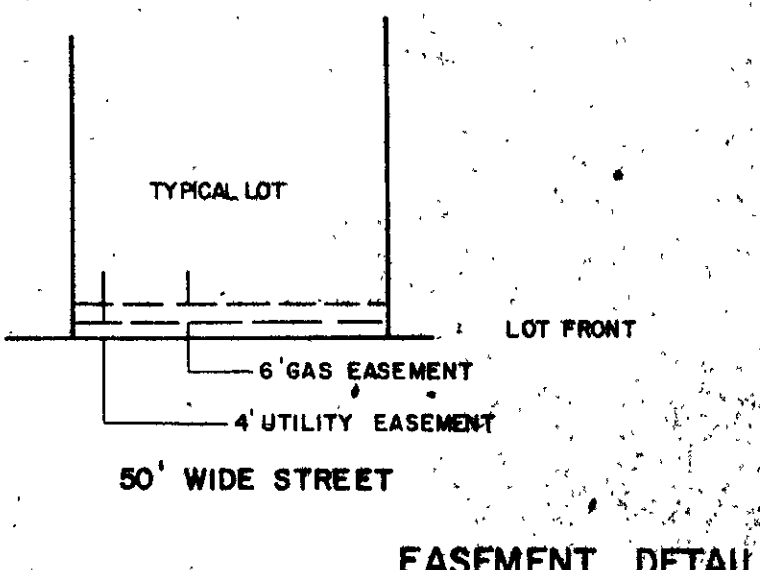
Clerk and Recorder

Deputy



**CURVE TABLE**

NO.	Δ	RADIUS	ARC
①	48° 48' 18"	15.00	13.04
②	84° 06' 47"	15.00	22.02



**Jack G. Roub Company**  
Engineering & Planning  
7400 South Platte Court • Englewood • Colorado 80150  
(303) 770-7750