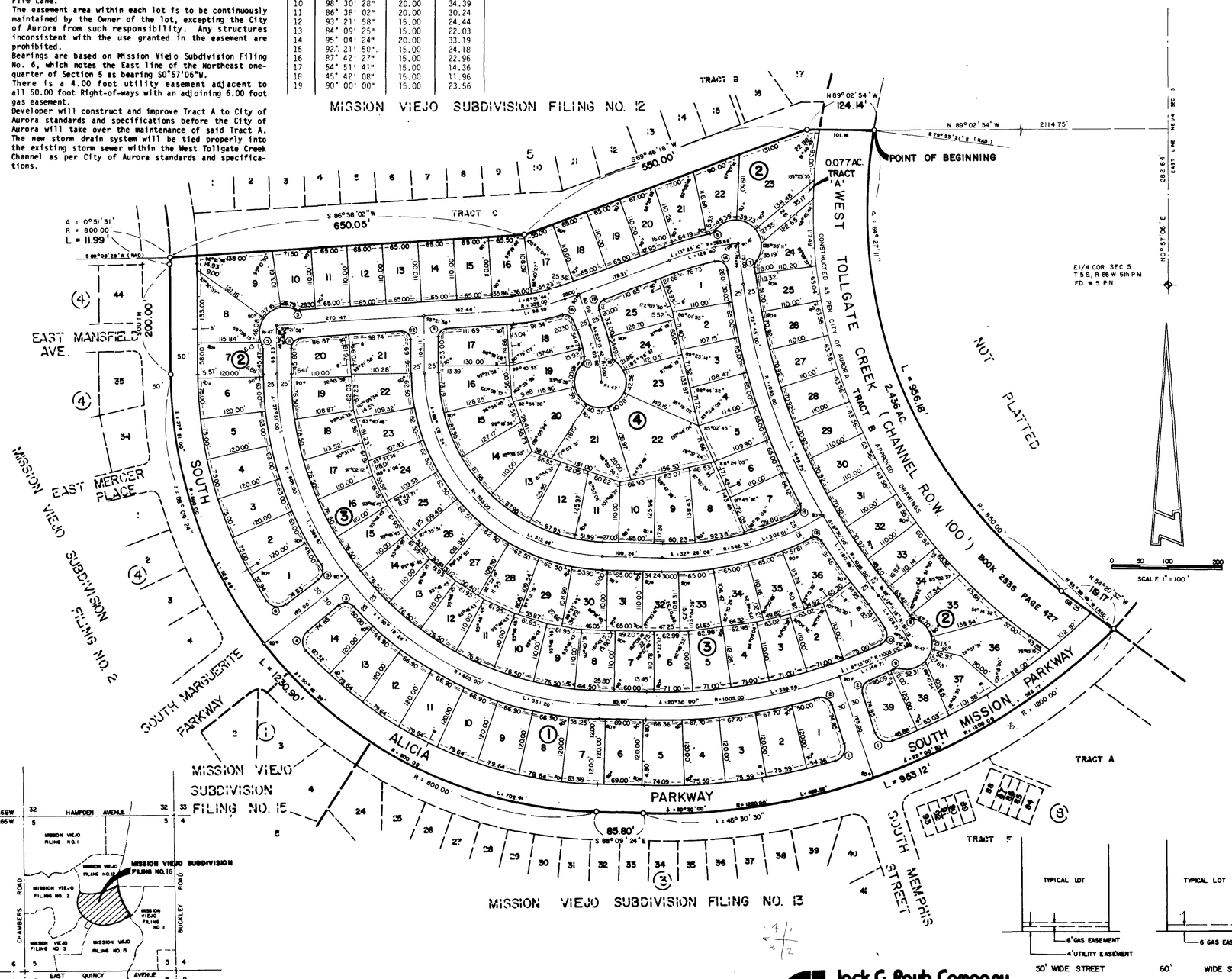
MISSION VIEJO SUBDIVISION, FILING NO. 16

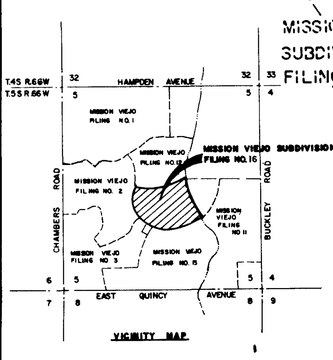
A PORTION OF SECTION 5, T. 5 S., R. 66 W. OF THE 6th. P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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.
10. Developer will construct and improve Tract A to City of Aurora standards and specifications before the City of Aurora will take over the maintenance of said Tract A.
11. The new storm drain system will be tied properly into the existing storm sewer within the West Tollgate Creek Channel as per City of Aurora standards and specifications.

NO.	Δ	RADIUS	ARC
1	92° 48' 08"	25.00	40.49
2	87° 16' 14"	20.00	30.46
3	85° 35' 18"	20.00	29.88
4	94° 21' 03"	25.00	41.17
5	27° 29' 22"	15.00	7.20
6	41° 21' 53"	15.00	10.83
7	43° 27' 51"	15.00	11.38
8	41° 11' 57"	15.00	10.79
9	42° 16' 55"	15.00	11.07
10	98° 30' 28"	20.00	34.39
11	86° 38' 02"	20.00	30.24
12	93° 21' 58"	15.00	24.44
13	84° 09' 25"	15.00	22.03
14	95° 04' 24"	20.00	33.19
15	92° 21' 50"	15.00	24.18
16	87° 42' 27"	15.00	22.96
17	54° 51' 41"	15.00	14.36
18	45° 42' 08"	15.00	11.96
19	90° 00' 00"	15.00	23.56





KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the Owner of 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:

A part of Section 5, Township 5 South, Range 66 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at 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 Northeast corner of Mission Viejo Subdivision Filing No. 11; thence N89°02'54"W and along the North line of said Subdivision and its prolongation 2114.75 to the POINT OF BEGINNING; thence continuing along the aforementioned course N89°02'54"W, 124.14 feet to a boundary point on the South boundary line of Mission Viejo Subdivision Filing No. 12; thence along said South boundary line the following two (2) courses:

1.) S69°46'18"W, 550.00 feet;
2.) thence S86°38'02"W, 650.05 feet to the Southwest corner of said Subdivision, being also a point on a curve on the Easterly boundary line of Mission Viejo Subdivision Filing No. 2, whose radius point bears S 89°08'29"W;

thence along said Easterly boundary line and along the Northerly boundary of Mission Viejo Subdivision Filing No. 3 and Filing No. 13 the following five (5) courses

1.) on a curve to the right having a radius of 800.00 feet, a central angle of 0°51'31", 11.99 feet to a point of tangent;
2.) thence South and along said tangent, 200.00 feet to a point of curve;
3.) thence on a curve to the left having a radius of 800.00 feet, a central angle of 88°09'24", 1230.90 feet, to a point of tangent;
4.) thence S88°09'24"E and along said tangent, 85.80 feet to a point of curve;
5.) 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 the Northeast corner of Mission Viejo Subdivision Filing No. 13,

thence N54°20'32"W, 119.17 feet to a point of curve; thence on a curve to the right having a radius of 850.00 feet, a central angle of 64°27'11", 956.18 feet to the POINT OF BEGINNING, containing 32.767 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. 16, 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, Tracts 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 16 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 facia evidence that the foregoing conditions have been complied with.

OWNER: MISSION VIEJO COMPANY

James G. Toepfer, 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 16th day of August A.D., 1979, by James G. Toepfer 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, Walter Swackenberg a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of MISSION VIEJO SUBDIVISION, Filing No. 16, was made under my supervision, and the accompanying plat accurately and properly shows said subdivision.

Walter Swackenberg
Registered Land Surveyor No. 2375

CITY OF AURORA APPROVALS

H.C. LaBonde 8/23/79
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 _____ day of _____ 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.

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., 1979.

Clerk and Recorder — Deputy

Jack G. Raub Company
Engineering & Planning
7400 South Alton Court • Englewood • Colorado 80110
(303) 770-7750