

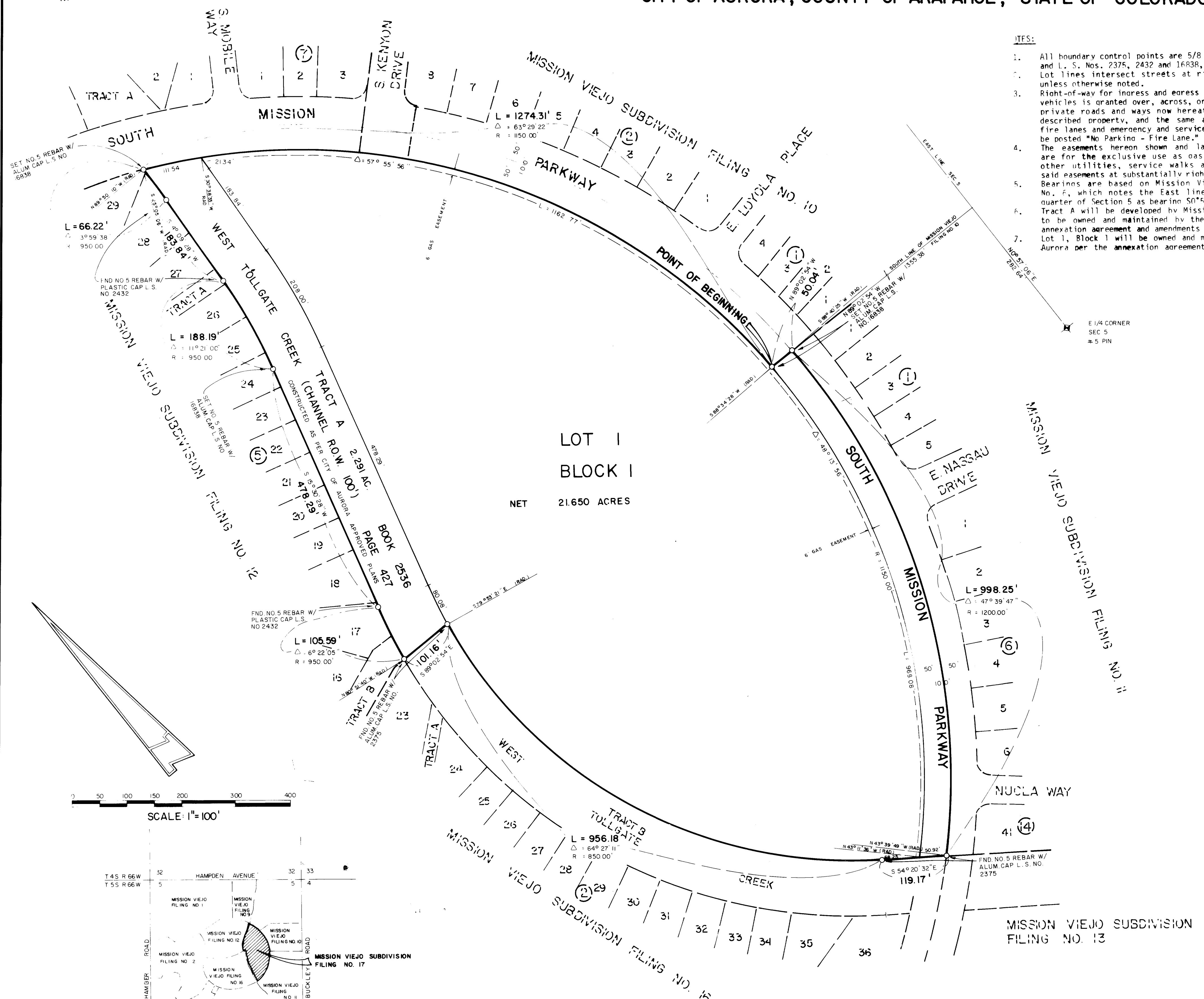
C2-1112-1

# MISSION VIEJO SUBDIVISION, FILING NO. 17

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.

MISSION VIEJO SUBDIVISION FILING NO. 9

MISSION VIEJO SUBDIVISION FILING NO. 6



- NOTES:
- All boundary control points are 5/8 inch steel pins with cap and L. S. Nos. 2375, 2432 and 16A38, respectively.
  - 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 easements hereon shown and labeled "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.
  - 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°47'06"W.
  - Tract A will be developed by Mission Viejo Company and is to be owned and maintained by the City of Aurora per the annexation agreement and amendments thereto.
  - Lot 1, Block 1 will be owned and maintained by the City of Aurora per the annexation agreement and amendments thereto.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned warrants that as 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 East one-quarter corner of said Section 5; thence N 0°57'06"E and along the East line of the Northeast one-quarter of said Section 5, 272.64 feet to the Southeast corner of Mission Viejo Subdivision Filing No. 10; thence N 89°02'54"W and along the South boundary of said Subdivision, 1355.38 feet to the Southwest corner of said Subdivision, said corner being the POINT OF BEGINNING on a curve from which the radius point bears S 88°34'28"W; thence along the Westerly boundary line of Mission Viejo Subdivisions Filing No. 10, 6 and 9 on a curve to the left having a radius of 1150.00 feet, a central angle of 63°29'22", 1274.31 feet to a point of intersection with a curve whose radius point bears N 89°50'10"W, said point being the Northeast corner of Mission Viejo Subdivision Filing No. 12; thence along the Easterly boundary line of said Subdivision the following five (5) courses:

- 1) 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;
- 2) thence S 4°09'28"W and along said tangent, 1-3.46 feet to a point of curve;
- 3) thence 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;
- 4) thence S 15°30'28"W and along said tangent, 478.24 feet to a point of curve;
- 5) thence 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 Southwest corner of said Mission Viejo Subdivision Filing No. 12;

thence S 89°02'54"E and along the North line of Mission Viejo Subdivision Filing No. 10, 111.17 feet to the Northeast corner of said Subdivision, said corner being on a curve whose radius point bears S 74°42'11"; thence along the East boundary of said Subdivision on a curve to the left having a radius of 1200.00 feet, a central angle of 64°27'11", 956.18 feet to a point of tangent; thence S 54°20'32"E and along said boundary and along said tangent, 119.17 feet to the Southeast corner of said Subdivision said corner being on a curve, whose radius point bears N 43°39'40"W, thence along the Northwesterly boundary of Mission Viejo Subdivision Filing No. 11 on a curve to the left having a radius of 1200.00 feet, a central angle of 4°35'47", 99.24 feet to a point on the South line of Mission Viejo Filing No. 10; thence N 89°02'54"W and along said South line, 50.04 feet to the POINT OF BEGINNING, containing 25.069 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. 17, 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 and Tract A and Lot 1, Block 1, 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 11 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.

OWNER: MISSION VIEJO COMPANY  
 James G. Toepfer, Attorney in Fact  
 James B. Creager, Attorney in Fact  
 STATE OF COLORADO )  
 ) SS  
 CITY AND COUNTY OF DENVER)

The foregoing dedication was acknowledged before me this 25th day of August, 1982, by James G. Toepfer and James B. Creager, Attorneys in Fact for Mission Viejo Company.

Witness my hand and seal, My commission expires 5-9-82  
 Barbara A. Dettin, Notary Public

CERTIFICATE OF RECORDATION  
 I, Kevin D. McHugh, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of MISSION VIEJO SUBDIVISION, FILING NO. 17, was made under my supervision and the recordation that a correct and complete copy of said subdivision.

Kevin D. McHugh, 8/19/82  
 Registered Land Surveyor No. 16838

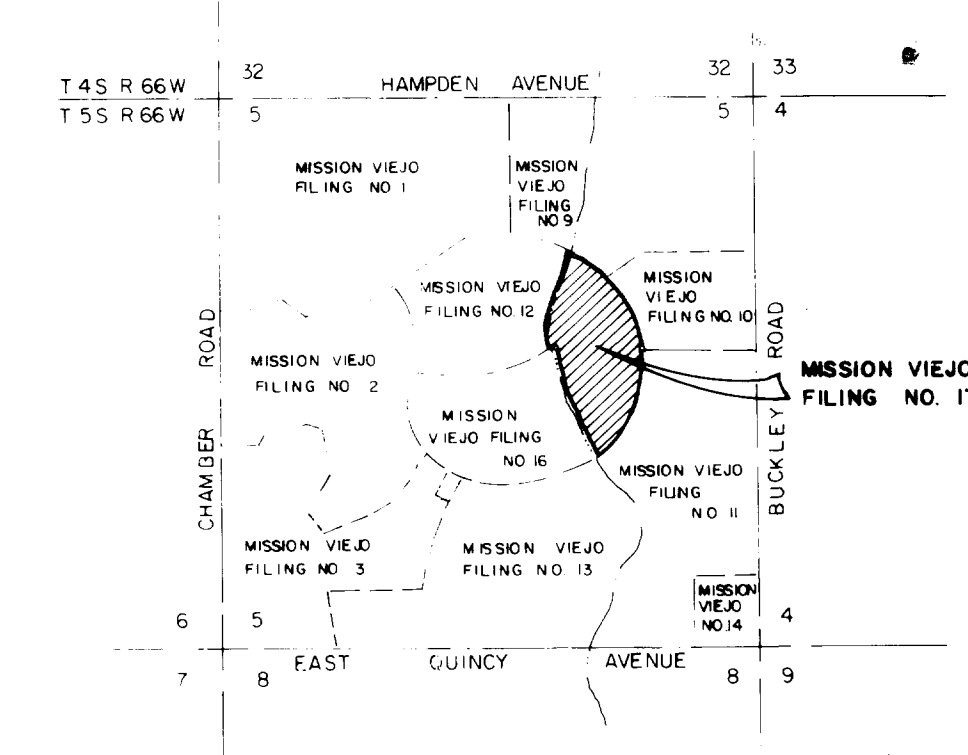
CITY OF AURORA APPROVAL  
 A.C. LaBorde, 8/13/80, Planning Commission Chairman  
 James M. ...

The foregoing instrument was approved for filing and conveyance of streets and easements as shown hereon and its acceptance by the City of Aurora, Colorado, this 13th day of August, 1982, and the condition that the City shall undertake maintenance of any such streets after construction of such streets has been completed by the subdivision.

Filed for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado, this 13th day of August, 1982.  
 Jack G. Roub, Clerk and Recorder

Jack G. Roub Company  
 Engineering & Planning  
 1401 South Arapahoe Court • Englewood • Colorado 80150

SCALE: 1" = 100'



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