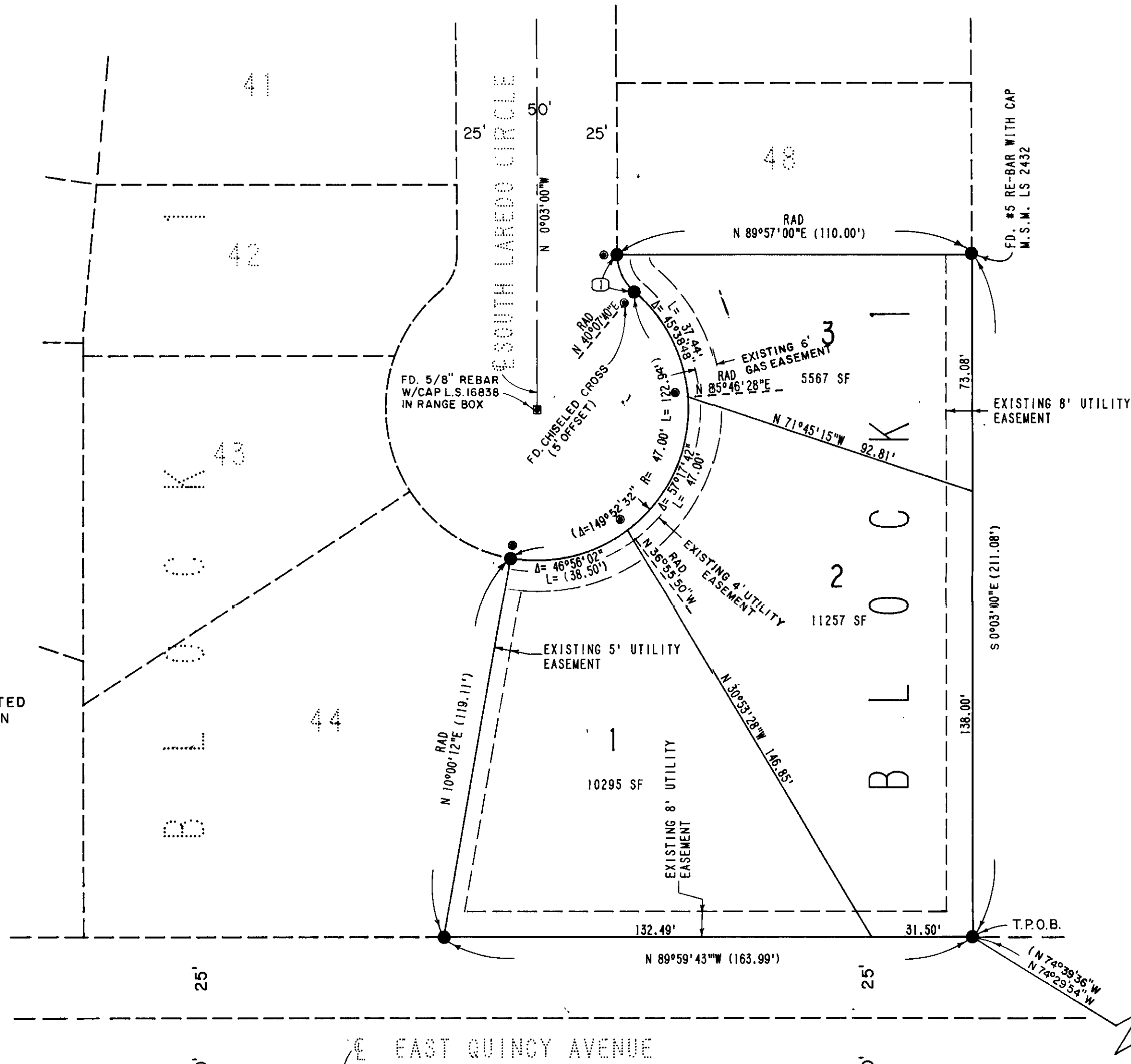


MISSION VIEJO SUBDIVISION, FILING NO. 18

A RESUBDIVISION OF LOTS 45, 46 AND 47, BLOCK 1 OF MISSION VIEJO SUBDIVISION FILING NO. 13
BEING 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. 13
PLAT BOOK 40, PAGE 49 AND 50
ARAPAHOE COUNTY



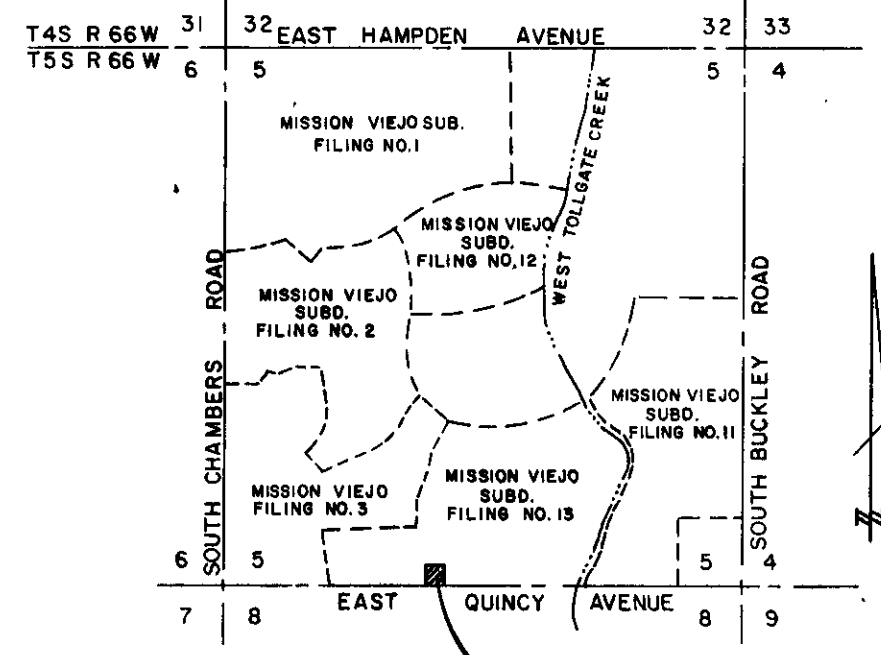
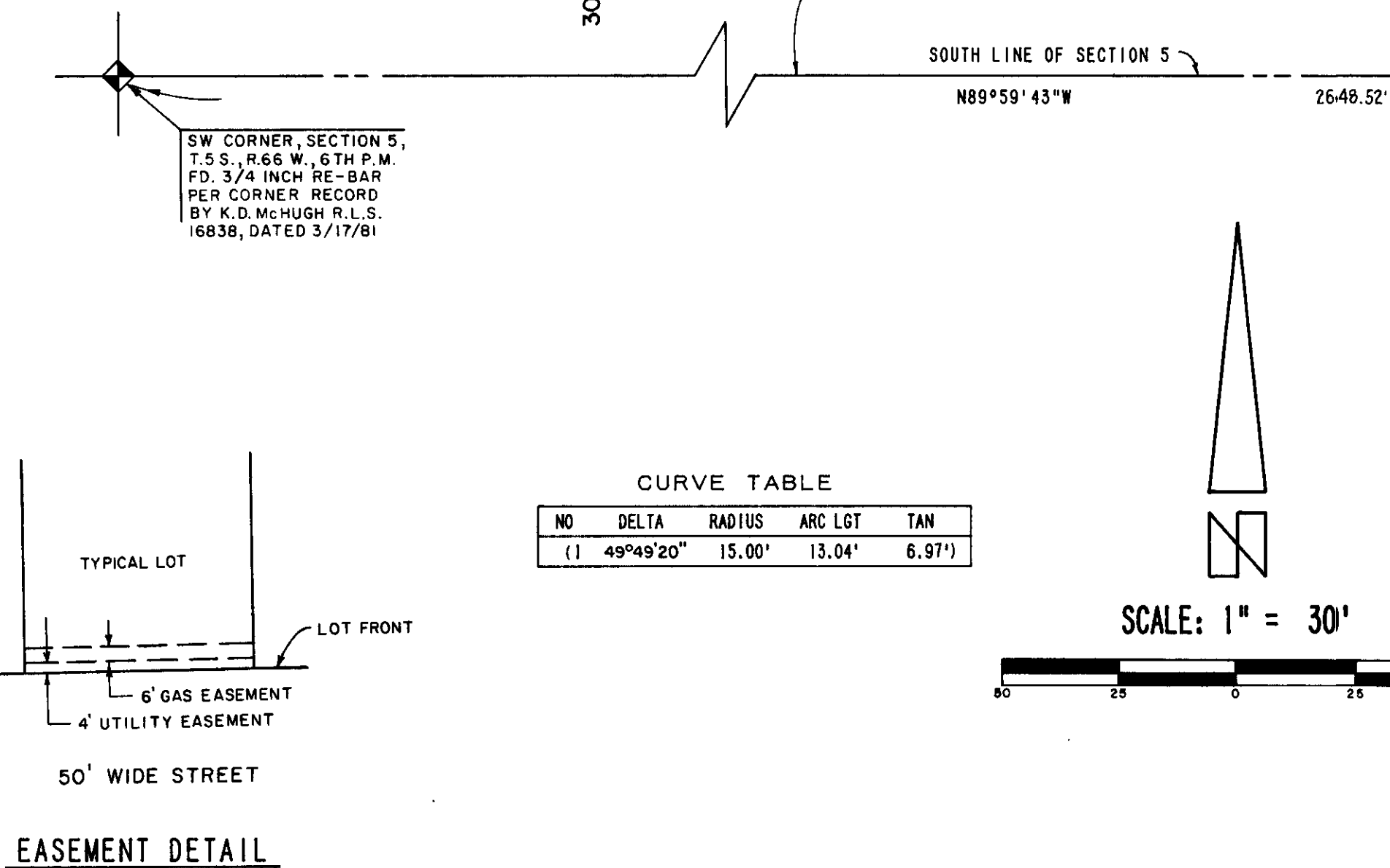
TRACT D (COMMON AREA)

MISSION VIEJO SUBDIVISION
FILING NO. 13
PLAT BOOK 40, PAGE 49 AND 50
ARAPAHOE COUNTY

NOTES:

- BOUNDARY CONTROL POINTS ARE 5/8 INCH STEEL PINS WITH CAP AND L.S. NO. 16838 UNLESS OTHERWISE NOTED, SHOWN THUS ●
- 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 STREET 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 FIRELANES AND EMERGENCY AND SERVICE VEHICLE ROAD 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.
- 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.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, AS SHOWN ON THE MISSION VIEJO SUBDIVISION FILING NO. 13 PLAT RECORDED IN BOOK 40 PAGES 49 AND 50 IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, BEING N89°59'43"W.
- SET TACK AND TAG STAMPED L.S. 16838 IN CURB ON A 5 FOOT OFFSET ON LOT LINE EXTENDED, SHOWN THUS ● UNLESS OTHERWISE NOTED.

NOTE
DATA IN () IS RECORD OR CALCULATED
RECORD PER MISSION VIEJO SUBDIVISION
FILING NO. 13.



Jack G. Raub Company
Engineering & Planning
44 INDEPENDENT COURT EAST • ENGLEWOOD • COLORADO 80152
303-770-7780

OWNERSHIP AND DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED WARRANTS THAT HE IS THE OWNER OF THAT PART OF MISSION VIEJO SUBDIVISION FILING NO. 13, BEING A PORTION OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 45, 46 AND 47, BLOCK 1, MISSION VIEJO SUBDIVISION FILING NO. 13 IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS PER MAP RECORDED IN BOOK 40 PAGES 49 AND 50, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID ARAPAHOE COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 5, T.5 S., R.66 W. OF THE 6TH PRINCIPAL MERIDIAN, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS N89°59'43"W THENCE N74°29'54" W, 205.85 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 46; THENCE N89°59'43"W, 163.99 FEET ALONG THE SOUTHLINE OF SAID LOTS 46 AND 45 TO THE SOUTHWEST CORNER OF SAID LOT 45; THENCE N10°00'12"E, 119.11 FEET ALONG THE WESTLINE OF SAID LOT 45 TO THE NORTHWEST CORNER OF SAID LOT 45, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 47.00 FEET; A RADIAL LINE TO SAID POINT OF BEGINNING OF CURVE BEARS S10°00'12"W; THENCE EASTERLY, NORTHERLY AND NORTHWESTERLY 122.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 149°52'32" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 15.00 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS N40°07'40"E; THENCE NORTHERLY 13.04 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°49'20" TO THE NORTHWEST CORNER OF SAID LOT 47; THENCE ON A NON-TANGENT LINE N89°57'00"E, 110.00 FEET ALONG THE NORTHLINE OF SAID LOT 47 TO THE NORTHEAST CORNER OF SAID LOT 47; THENCE S0°03'00"E, 211.08 FEET ALONG THE EASTLINE OF SAID LOTS 47 AND 46 TO THE TRUE POINT OF BEGINNING.

CONTAINING (27119 SQUARE FEET) 0.623 ACRES MORE OR LESS

HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MISSION VIEJO SUBDIVISION, FILING NO. 18

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, 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 AND UNTIL ALL PUBLIC IMPROVEMENTS AS DEFINED BY ARTICLE XXII, CHAPTER 41, OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA, AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY.

IN WITNESS WHEREOF, MISSION VIEJO COMPANY HAS EXECUTED THIS PLAT THIS 24th DAY OF March, 1981 A.D.

MISSION VIEJO COMPANY, A CALIFORNIA CORPORATION

BY James G. Toepfer
JAMES G. TOEPPER, JR.
EXECUTIVE VICE PRESIDENT
MISSION VIEJO COMPANY

BY Joseph B. Blake
JOSEPH B. BLAKE
SENIOR VICE PRESIDENT OF
FINANCIAL AND ADMINISTRATIVE
OPERATIONS, MISSION VIEJO COMPANY

SIGNATURE ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

THE FOREGOING OWNERSHIP AND DEDICATION STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF March, 1981 BY JAMES G. TOEPPER, EXECUTIVE VICE PRESIDENT AND JOSEPH B. BLAKE, SENIOR VICE PRESIDENT OF MISSION VIEJO COMPANY, A CALIFORNIA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 5-9-82

Barbara A. Dettie
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THAT SAID SURVEY HAS AN ACCURACY OF NOT LESS THAN ONE FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS, AND THAT ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JANUARY 27, 1981.

Kevin D. McHugh 1/27/81
KEVIN D. MCHUGH, REGISTERED LAND SURVEYOR NO. 16838

CITY OF AURORA APPROVALS

A.C. to Grand Haven
CITY ENGINEER DATE _____ PLANNING COMMISSION CHAIRMAN DATE _____ CITY ATTORNEY DATE _____

THE FOREGOING INSTRUMENT WAS APPROVED FOR FILING AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____ A.D., 1981.

MAYOR CITY CLERK

RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, A.D. 1981, AT _____ O'CLOCK _____ M., AND WAS RECORDED PER RECEPTION NO. _____

CLERK AND RECORDER DEPUTY