

MISSION VIEJO FILING NO. 3

PLANNED COMMUNITY ZONE DISTRICT LOCATED IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN COUNTY OF ARAPAHOE, CITY OF AURORA, COLORADO

DEDICATION AND COVENANT

Know all men by these presents: That we the undersigned being the owners of a tract of land located in the southwest quarter (SW^{1/4}) of Section 5, Township 5 South, Range 66 West of the Sixth Principle Meridian, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at a point on the West section line of Section 5, T5S, R66W, said point being the True Point of Beginning for Mission Viejo Filing No. 3 and being the southwest corner of Mission Viejo Filing No. 2, thence S89°03'46"E a distance of 55.00 feet to a point on a curve to the right said point being on the East Right-of-Way of Chambers Road and having a radial bearing of S89°03'46"E, said curve having a radius of 20.00 feet, a length of arc of 31.42 feet and a central angle of 90°00'00" to a point having a radial bearing of S0°56'14"W, thence S89°03'46"E a distance of 95.00 feet, to a point on a curve to the right, said point having a radial bearing of S0°56'14"W, said curve having a radius of 20.00 feet, a length of arc of 31.42 feet and a central angle of 90°00'00", to a point with a radial bearing of N89°03'46"W, thence S89°03'46"E a distance of 60.00 feet, thence N0°56'14"E a distance of 81.24 feet, thence S89°03'46"E a distance of 23.12 feet, to a point on a curve to the right, said point having a radial bearing of S63°06'36"E, said curve having a radius of 50.00 feet, a length of arc of 80.48 feet and a central angle of 92°12'26" to a point with a radial bearing of S29°07'00"W, thence N79°07'00"E a distance of 36.00 feet, thence N68°50'42"E a distance of 172.05 feet, thence S0°00'00"E a distance of 92.07 feet, thence S9°06'12"E, a distance of 30.00 feet to a point on a curve to the right, said curve having a radial bearing of S9°06'12"E, said curve having a radius of 50.00 feet, a length of arc of 98.81 feet and a central angle of 45°37'14" to a point with a radial bearing of S36°31'02"W, thence N36°31'02"E a distance of 62.00 feet, thence S81°00'00"E a distance of 91.76 feet, thence due East a distance of 114.29 feet to a point on a curve to the right, said point having a radial bearing of S39°40'34"E, said curve having a radius of 50.00 feet, a length of arc of 92.14 feet and a central angle of 105°34'52" to a point with a radial bearing of S46°54'14"W, thence N46°54'14"E a distance of 45.83 feet, thence S22°43'21"E a distance of 106.35 feet, thence S22°43'21"W a distance of 74.87 feet, thence S27°52'45"W a distance of 225.49 feet, thence S11°53'23"W a distance of 69.53 feet, thence S10°30'09"W a distance of 152.26 feet, thence S16°51'12"W a distance of 94.37 feet, thence S28°46'39"W a distance of 124.00 feet, thence S48°00'00"W a distance of 62.99 feet to a point on a curve to the right, said point having a radial bearing of S48°00'00"W, said curve having a radius of 200.00 feet, a length of arc of 34.17 feet and a central angle of 5°00'08" to a point with a radial bearing of S53°09'07"W, thence S36°50'53"E a distance of 4.99 feet to a point on a curve to the left, said point having a radial bearing of N53°09'07"E, said curve having a radius of 20.00 feet, a length of arc of 30.20 feet and a central angle of 86°30'15" to a point with a radial bearing of N33°21'08"W, thence S33°21'08"E a distance of 100.00 feet to a point on a curve to the right, said point having a radial bearing of S33°21'08"E, said curve having a radius of 200.00 feet, a length of arc of 107.16 feet and a central angle of 151°19'04" to a point with a radial bearing of S18°22'00"W, thence N18°22'00"E a distance of 31.90 feet to a point on a curve to the left, said point having a radial bearing of N18°22'00"W, said curve having a radius of 90.00 feet, a length of arc of 28.19 feet and a central angle of 17°46'28" to a point with a radial bearing of N35°28'28"W, said point being a point of reverse curve, said curve having a radius of 15.00 feet, a length of arc of 23.58 feet and a central angle of 87°32'28" to a point with a radial bearing of S32°09'00"W, thence N52°09'00"E a distance of 25.00 feet, thence S39°51'00"E a distance of 0.83 feet, thence N52°09'00"E a distance of 25.00 feet to a point on a curve to the right, said point having a radial bearing of N52°09'00"E, said curve having a radius of 15.00 feet, a length of arc of 23.58 feet and a central angle of 87°32'28" to a point with a radial bearing of S37°51'00"E, thence N52°09'00"E a distance of 182.82 feet to a point on a curve to the right, said point having a radial bearing of S37°51'00"E, said curve having a radius of 20.00 feet, a length of arc of 29.81 feet and a central angle of 85°31'06" to a point with a radial bearing of S49°52'06"W, thence N49°52'06"E a distance of 20.00 feet to a point on a curve to the left, the previously described courses from the true point of beginning forming a common boundary with Mission Viejo Filing No. 2, Book 23 Page 79 & 76 in Arapahoe County; said point having a radial bearing of N47°32'06"E, said curve having a radius of 800.00 feet, a length of arc of 201.78 feet and a central angle of 14°27'06" to a point with a radial bearing of N33°05'00"E, thence S33°05'00"W a distance of 256.55 feet, thence S11°16'04"E a distance of 31.10 feet, thence S10°56'03"W a distance of 86.35 feet, thence S17°46'39"E a distance of 97.87 feet, thence S24°47'49"W a distance of 400.08 feet, thence S00°01'00"E a distance of 411.17 feet, thence S89°57'00"W a distance of 89.59 feet, thence N01°56'13"W a distance of 219.77 feet, thence S81°17'00"W a distance of 89.00 feet, thence S16°21'31"E a distance of 515.29 feet to a point on the North Right-of-Way Line on Quincy Avenue, thence S0°00'17"W a distance of 25.00 feet, thence N89°59'51"W a distance of 108.10 feet, thence N00°56'14"E a distance of 219.04 feet along the west section line of Section 5, T5S, R66W, to the True Point of Beginning. The previously described parcel contains 79.811 Acres more or less.

Have laid out, platted and subdivided the same into blocks, lots and streets as shown on this plat under the name and style of Mission Viejo, Filing No. 3 and by these presents do hereby grant to the City of Aurora, State of Colorado, for the perpetual use of the public, the streets and easements hereon shown and not previously dedicated for public use.

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 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 a 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.

MISSION VIEJO COMPANY - OWNER

By: _____ By: _____

NOTARIAL

State of Colorado
County of Arapahoe SS

The foregoing instrument was acknowledged before me this 2 day of April, A.D. 1973,
By: Robert R. Kirsch By: Robert L. Meek of Mission Viejo Company.
Witness my hand and seal

My Commission expires: Dec 19, 1976 Judith C. Matus
Notary Public

HOLDERS OF DEED OF TRUST

By: Jordan Perimeter By: Samuel Primack By: William J. Morrison

NOTARIAL

State of Colorado
County of Adams SS

The foregoing instrument was acknowledged before me this 30 day of March, A.D. 1973,
By: Maedon Perimeter By: Samuel Primack By: William J. Morrison
Witness my hand and seal

My Commission expires: August 1, 1976 Marie Heyman
Notary Public

CITY OF AURORA APPROVALS

City Engineer: H. C. Leeband Date: 4/2/73
City Attorney: Samuel Primack Date: 4/11/73
Planning Commission: M. A. Feltz Date: 4/2/73
Chairman

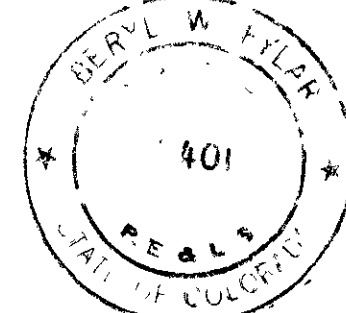
The foregoing instrument is approved for filing and conveyance of the streets and easements shown hereon is accepted by the City of Aurora, Colorado this 16 day of April, A.D. 1973, subject to the condition that the City shall undertake maintenance of any such streets only after construction of said streets has been completed by the Subdivider.

Mayor: Paul C. Beck City Clerk: Sail E. Johnston

SURVEYOR'S CERTIFICATE

I, Beryl W. Eyster, a Registered Land Surveyor in the State of Colorado, do hereby certify a survey of Mission Viejo Filing No. 3 was made under my supervision and that the accompanying plat describes said subdivision.

Beryl W. Eyster
Beryl W. Eyster, Registered Land Surveyor and
Professional Engineer, Colorado Reg. No. 9401



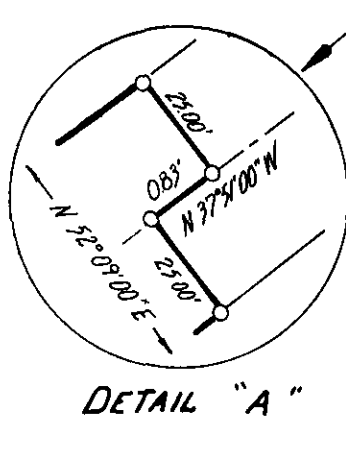
RECORDER'S CERTIFICATE

State of Colorado
County of Arapahoe SS

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at _____ o'clock _____ M.
this _____ day of _____, A.D. 1973

Clerk and Recorder: _____ Deputy: _____
Reception No. _____
Book _____ Page _____

Raub, Bein, Frost & Associates PROFESSIONAL ENVIRONMENTAL ENGINEERS & PLANNERS 1350 CHAMBERS ROAD, SUITE 201, AURORA, COLORADO 80011 (303) 341-2313	JOB NO. <u>12660</u>	SHEET <u>1</u>
	DRAWN BY <u>PHS</u>	
	CHECKED BY <u>BWE</u>	
	DATE <u>3-27-73</u>	



FILING BOUNDARY

Station	Bearing	Distance	Station	Bearing	Distance
1	90°00'00"	20.00'	11	105°00'00"	20.00'
2	90°00'00"	20.00'	12	105°00'00"	20.00'
3	92°07'26"	20.00'	13	105°00'00"	20.00'
4	45°37'14"	20.00'	14	105°00'00"	20.00'
5	105°34'32"	20.00'	15	105°00'00"	20.00'
6	5°09'05"	20.00'	16	105°00'00"	20.00'
7	05°30'15"	20.00'	17	105°00'00"	20.00'
8	07°37'28"	20.00'	18	105°00'00"	20.00'
9	90°00'00"	20.00'	19	105°00'00"	20.00'
10	85°29'06"	20.00'	20	105°00'00"	20.00'

CURVE DATA

Station	Δ	R	L	T
1	15°37'16"	290.00'	66.16'	34.28'
2	12°07'46"	630.00'	137.68'	69.06'
3	7°33'58"	700.00'	92.41'	46.27'
4	6°36'30"	800.00'	92.27'	46.19'
5	19°39'38"	300.00'	104.37'	52.89'
6	22°11'00"	300.00'	116.15'	58.81'
7	24°40'47"	350.00'	131.78'	67.10'
8	29°40'18"	150.00'	78.03'	39.92'

BLOCK CORNER

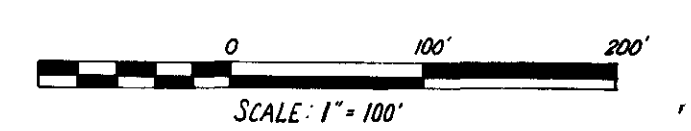
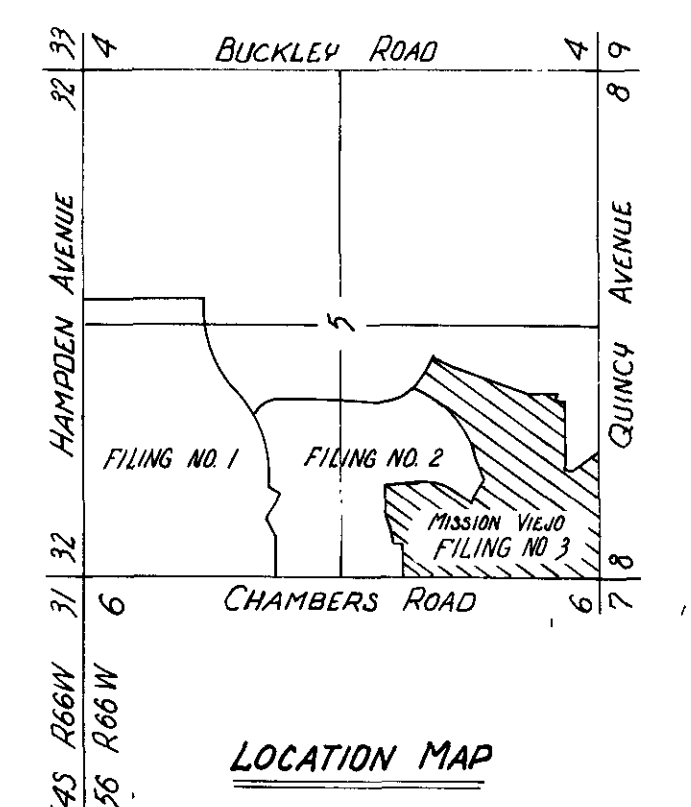
Station	Bearing	Distance	Station	Bearing	Distance
1	90°55'37"	20.00'	11	31°34'	20.33'
2	90°00'00"	20.00'	12	31°42'	20.42'
3	89°14'39"	20.00'	13	31°15'	19.74'
4	86°10'15"	20.00'	14	30°20'	18.82'
5	41°24'35"	20.00'	15	36.14'	18.70'
6	108°10'08"	23.00'	16	102.84'	23.35'

TRACT ACREAGES

- A - 5.169 Acres
- B - 2.611 Acres
- C - 4.127 Acres
- D - 1.484 Acres
- E - 0.099 Acres
- F - 0.038 Acres
- G - 0.060 Acres
- H - 2.031 Acres
- I - 0.076 Acres
- J - 0.050 Acres
- K - 0.106 Acres
- L - 1.077 Acres

NOTES:

1. All Block corner radii are 150 feet unless otherwise noted.
2. Easements six feet (6.0') in width as shown on this plat on both sides of the streets are granted to the Public Service Company of Colorado and the Mountain Bell Telephone Company for installation and maintenance of underground gas, electric and telephone facilities only. These easements are subject to concurrent usage by other underground utility service lines, and for surface use by sidewalks and driveways, provided that they cross at substantially right angles and do not exceed twenty-six feet (26.0') in width.
3. Utility easements: All side lot easements are five feet (5.0') unless otherwise noted.
4. Other drainage and utility easements are shown on this plat.
5. Tract 'E' through 'L' inclusive are for landscape, planting, and park purposes. The Public Service Company of Colorado and Mountain Bell Telephone Company shall be granted easements to the aforementioned tracts for the installation and maintenance of their underground lines.
6. This symbol ● indicates a 3/8 Inch re-bar with cap No. LS 940 set in a monument box upon completion of street construction.
7. This symbol △ indicates block numbers.
8. Basis of Bearing: The Centerline of Chambers Road N 00°55'20"E from the Northwest Corner of Section 5 to the West Quarter Corner of Section 5 as per Mission Viejo Filing No. 1, Book 22, Page 18.
9. This symbol ○ indicates a 3/8 Inch re-bar with Cap No. L.S. 940
10. Tracts A, C, & D are proposed Commercial Sites.
11. Tract B is a proposed Church Site.
12. Right-of-Way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private road and ways now or 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".



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