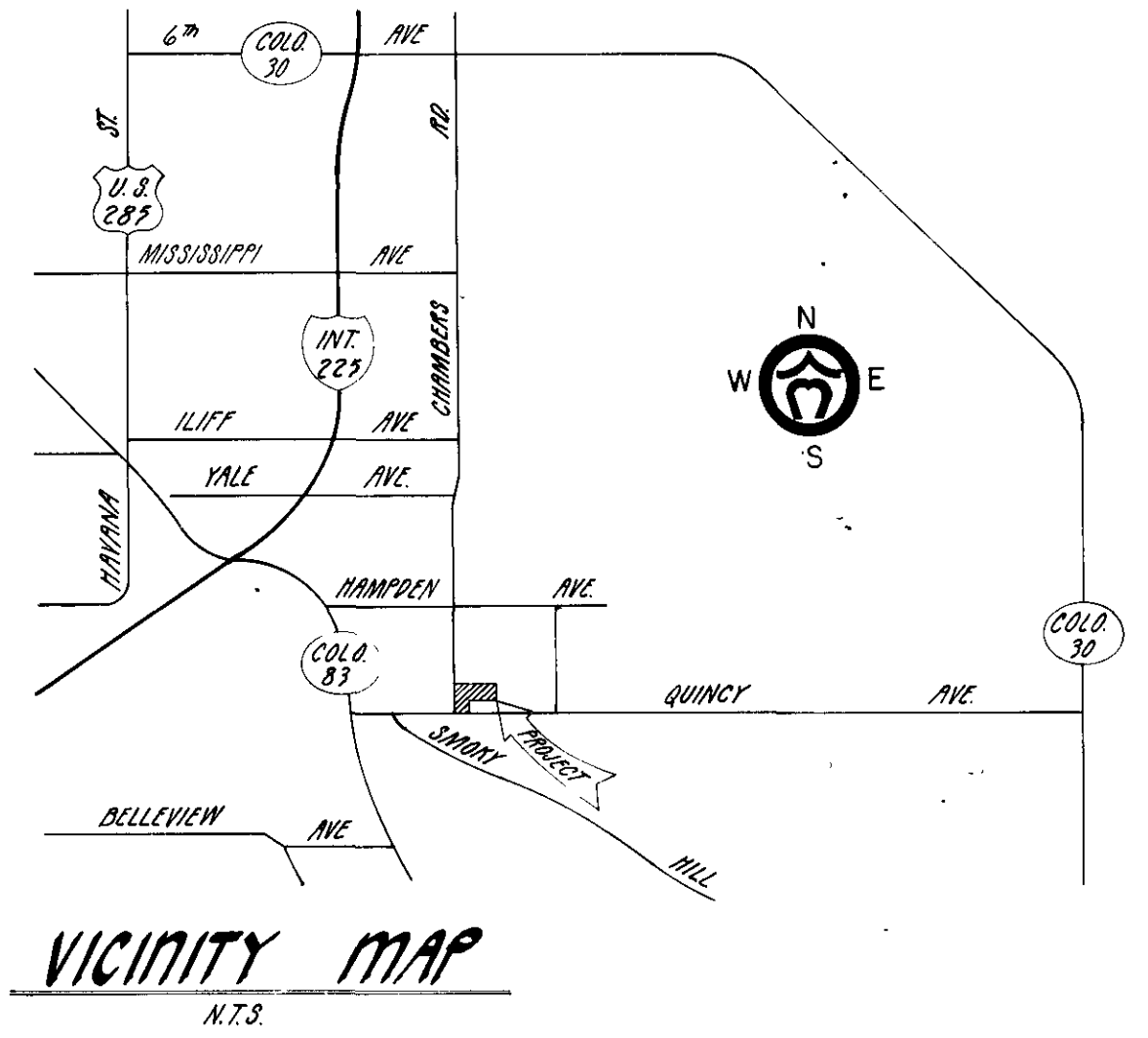


MISSION VIEJO SUBDIVISION

FILING NO. 5

RE-SUBDIVISION OF A PORTION
OF 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 SOUTH HALF (1/2) 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:

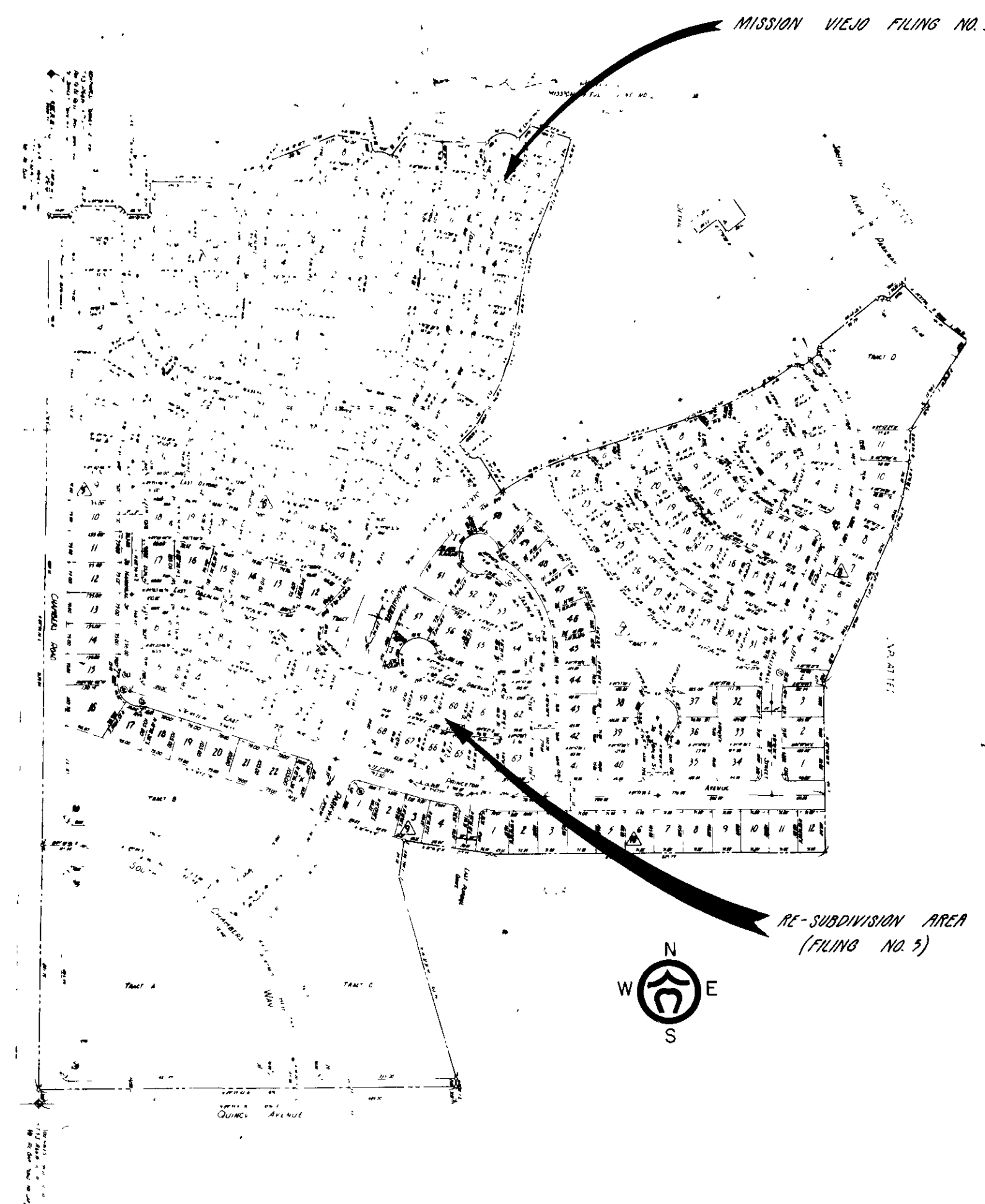
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 5, T3S, R66W OF THE 6th P.M.; THENCE N 0° 26' 14" E A DISTANCE OF 323.59 FEET; THENCE S 89° 03' 46" E A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF TRACT 25 MISSION VIEJO FILING NO. 3 AS SHOWN IN BOOK 24, PAGES 48, 49; THENCE N 0° 26' 14" E A DISTANCE OF 475.70 FEET ALONG THE EAST RIGHT-OF-WAY OF CHAMBERS ROAD TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 5, OF SAID MISSION VIEJO FILING NO. 3; THENCE S 89° 03' 46" E A DISTANCE OF 102.00 FEET TO THE EAST RIGHT-OF-WAY OF EAST HANOVER STREET; THENCE S 0° 26' 14" W ALONG SAID EAST RIGHT-OF-WAY 23.57 FEET TO THE SOUTHWEST CORNER OF LOT 18, BLOCK 6, OF SAID MISSION VIEJO FILING NO. 3; THENCE S 89° 03' 46" E A DISTANCE OF 80.00 FEET; THENCE S 86° 25' 07" E A DISTANCE OF 70.92 FEET; THENCE S 75° 41' 06" E A DISTANCE OF 250.84 FEET; THENCE S 89° 03' 46" E A DISTANCE OF 46.47 FEET; THENCE S 24° 10' 18" E A DISTANCE OF 68.79 FEET; THE CURVE PREVIOUSLY DESCRIBED COURSES BEING THE REAR BOUNDARY LINES OF LOTS 10 THRU 24 INCLUSIVE, BLOCK 6, OF SAID MISSION VIEJO FILING NO. 3; THENCE S 65° 17' 06" E A DISTANCE OF 166.14 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY OF SOUTH MARGUERITE PARKWAY, SAID POINT BEING IN A WESTERLY CURVE CONCORDANT TO THE STREET AND HAVING A RADIAL BEARING OF S 65° 17' 06" E AND A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY 400.81 FEET, SAID POINT BEING THE NORTHWEST CORNER OF TRACT 14 OF SAID MISSION VIEJO FILING NO. 3 AND HAVING A RADIAL BEARING OF S 32° 29' 01" E; THENCE S 42° 17' 06" E A DISTANCE OF 189.53 FEET; THENCE S 24° 10' 18" E A DISTANCE OF 102.00 FEET; THENCE S 89° 03' 46" E A DISTANCE OF 38.21 FEET; THENCE S 0° 26' 14" E A DISTANCE OF 33.12 FEET; THENCE S 89° 03' 46" E A DISTANCE OF 102.00 FEET; THENCE N 89° 03' 46" E A DISTANCE OF 102.00 FEET; THENCE S 29° 10' 36" E A DISTANCE OF 35.96 FEET TO A POINT IN A NORTHWEST CURVE CONCORDANT TO THE SOUTH HAVING A RADIAL BEARING OF S 29° 10' 36" E AND A RADIUS OF 500 FEET; THENCE EASTERLY ALONG SAID CURVE 31.55 FEET; THENCE N 25° 44' 38" E, SAID CURVE BEING A RADIAL LINE OF SAID LAST MENTIONED CURVE A DISTANCE OF 36.05 FEET; THENCE N 89° 03' 46" E A DISTANCE OF 36.00 FEET TO THE WESTERN CORNER OF TRACT 2, BEING A POINT IN THE EAST LINE OF SAID MISSION VIEJO FILING NO. 3; THENCE S 0° 26' 14" W ALONG SAID EAST LINE 100.00 FEET; THENCE S 89° 03' 46" W ALONG THE SOUTH LINE OF MISSION VIEJO FILING NO. 3 829.51 FEET; THENCE N 89° 03' 46" E A DISTANCE OF 100.00 FEET; THENCE N 70° 39' 15" W ALONG THE NORTH LINE OF TRACT 2 OF MISSION VIEJO FILING NO. 3 170.24 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH MARGUERITE PARKWAY; THENCE N 48° 35' 34" W A DISTANCE OF 100.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID SOUTH MARGUERITE PARKWAY; THENCE N 71° 03' 25" W ALONG THE NORTHERLY LINE OF SAID TRACT 25 612.22 FEET TO THE TRUE POINT OF BEGINNING. THE PREVIOUSLY DESCRIBED PARCELS CONTAIN 23,964 ACRES MORE OR LESS.

WE HAVE Laid out, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS TRACTS, AND STREETS AS SHOWN ON THIS PLAN UNDER THE NAME AND STYLE OF MISSION VIEJO SUBDIVISION, 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 THEREIN 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 HEREON SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS AS DEFINED BY TITLE 122, CHAPTER 18 OF THE CITY CODE ARE IN PLACE AND COLLECTED BY CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE EXCHANGED 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 Ronald R. Kirchoff of Ronald R. Kirchoff
by Tony Matall of Tony Matall



CITY OF AURORA APPROVALS

CITY ENGINEER: [Signature] DATE: 2/25/74
CITY ATTORNEY: _____ DATE: _____
PLANNING COMMISSION: Alice Dardick DATE: 3/6/74
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 6th DAY OF March AD 1974, 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: Gail Johnston

SURVEYOR'S CERTIFICATE

I, WILLIAM J. FROST, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY A SURVEY OF RE-SUBDIVISION OF A PORTION OF MISSION VIEJO FILING NO. 3 WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAN DESCRIBES SAID SUBDIVISION.

[Signature]
WILLIAM J. FROST, REGISTERED LAND SURVEYOR
COLORADO REG. NO. 11590

RECORDER'S CERTIFICATE

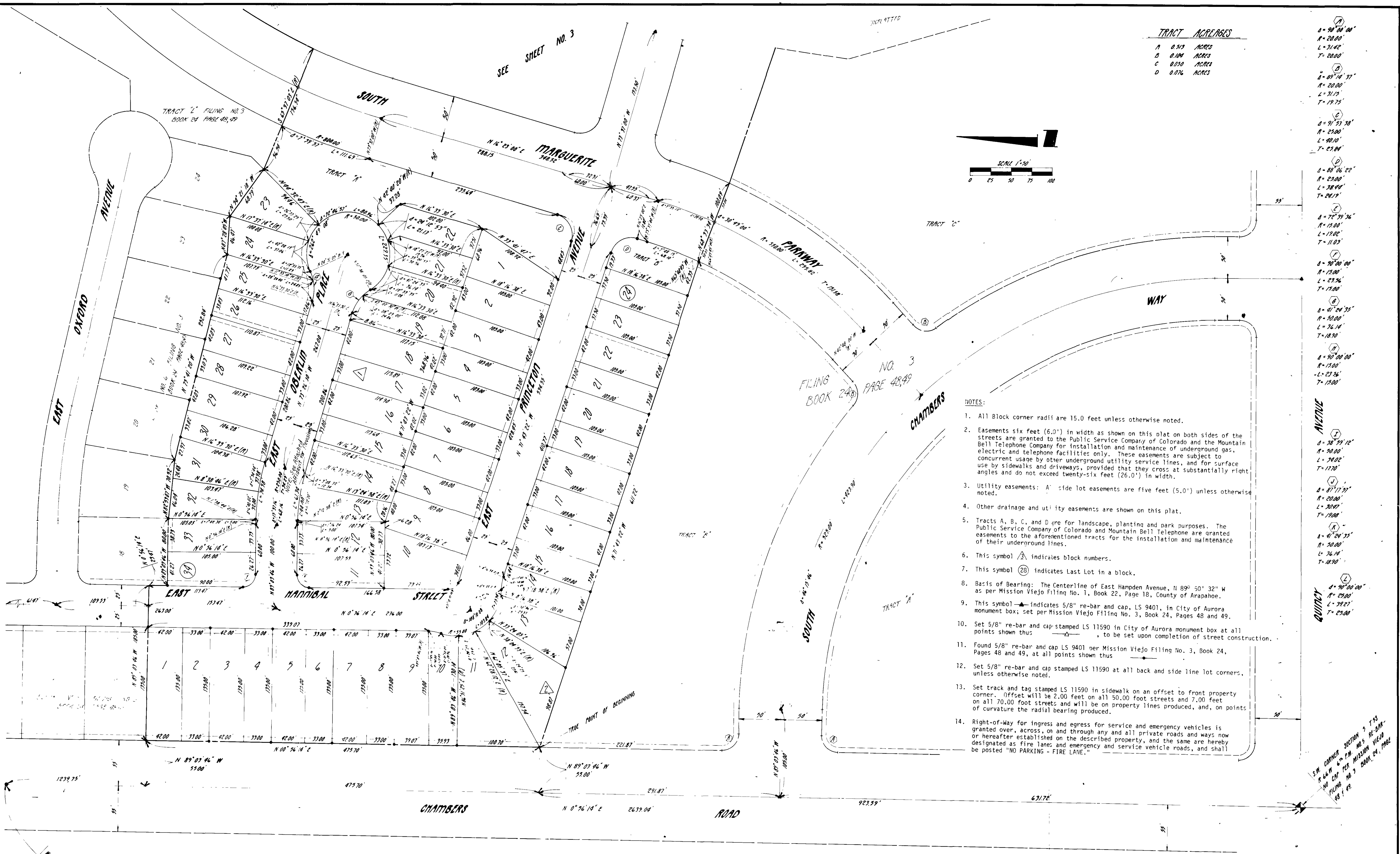
STATE OF COLORADO SS
COUNTY OF ARAPAHOE
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT _____ O'CLOCK _____ M.
THIS _____ DAY OF _____ AD 1974
CLERK AND RECORDER _____ DEPUTY _____
RECEPTION NO. _____
BOOK _____ PAGE _____

NOTARIAL

STATE of Colorado
COUNTY of Arapahoe SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF February, AD 1974,
BY: RONALD R. KIRCHOFF AND TONY MATALL OF MISSION VIEJO COMPANY.
WITNESS MY HAND AND SEAL. [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 13, 1977

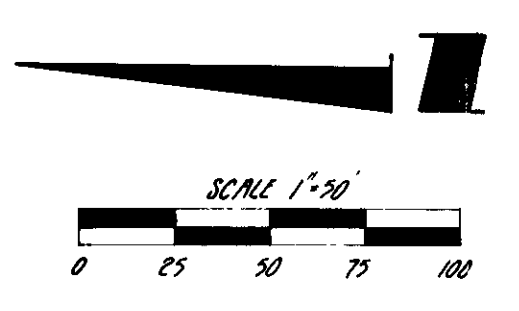
C2-646

| | | |
|-----------------------|--|---------------------------|
| FIELD BOOK | <p>Raub, Bein, Frost & Associates PROFESSIONAL ENVIRONMENTAL ENGINEERS & PLANNERS 1350 CHAMBERS ROAD SUITE 201 AURORA COLORADO 80011 (303) 341-2313</p> | SHEET / OF 3 SHEETS |
| JOB NO. C-147 | | |
| DRAWN J.A. HOLT | | |
| CHECKED J.M.F. | | |
| DATE FEBRUARY 9, 1974 | | |
| SCALE AS NOTED | | |



| TRACT | ACRES |
|-------|-------------|
| A | 0.513 ACRES |
| B | 0.104 ACRES |
| C | 0.050 ACRES |
| D | 0.076 ACRES |

| | | | | |
|----|---------------|----------|----------|----------|
| 1 | 8-20' 00" 00" | R=20.00' | L=31.42' | T=20.00' |
| 2 | 8-09' 14" 31" | R=20.00' | L=31.15' | T=19.75' |
| 3 | 8-21' 55" 38" | R=25.00' | L=40.10' | T=23.84' |
| 4 | 8-08' 06" 22" | R=25.00' | L=38.94' | T=24.18' |
| 5 | 8-24' 59" 36" | R=15.00' | L=15.00' | T=11.03' |
| 6 | 8-20' 00" 00" | R=15.00' | L=23.36' | T=15.00' |
| 7 | 8-07' 24" 35" | R=20.00' | L=26.14' | T=18.70' |
| 8 | 8-20' 00" 00" | R=15.00' | L=23.36' | T=15.00' |
| 9 | 8-28' 59" 12" | R=20.00' | L=30.02' | T=17.70' |
| 10 | 8-07' 17" 25" | R=20.00' | L=30.02' | T=18.00' |
| 11 | 8-07' 24" 35" | R=20.00' | L=26.14' | T=18.70' |
| 12 | 8-20' 00" 00" | R=20.00' | L=30.02' | T=25.00' |



- NOTES:
- All Block corner radii are 15.0 feet unless otherwise noted.
 - 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.
 - Utility easements: A' side lot easements are five feet (5.0') unless otherwise noted.
 - Other drainage and utility easements are shown on this plat.
 - Tracts A, B, C, and D are for landscape, planting and park purposes. The Public Service Company of Colorado and Mountain Bell Telephone are granted easements to the aforementioned tracts for the installation and maintenance of their underground lines.
 - This symbol Δ indicates block numbers.
 - This symbol $\textcircled{28}$ indicates Last Lot in a block.
 - Basis of Bearing: The Centerline of East Hampden Avenue, N 89° 50' 32" W as per Mission Viejo Filing No. 1, Book 22, Page 18, County of Arapahoe.
 - This symbol \blacktriangle indicates 5/8" re-bar and cap, LS 9401, in City of Aurora monument box; set per Mission Viejo Filing No. 3, Book 24, Pages 48 and 49.
 - Set 5/8" re-bar and cap stamped LS 11590 in City of Aurora monument box at all points shown thus \blacktriangle , to be set upon completion of street construction.
 - Found 5/8" re-bar and cap LS 9401 per Mission Viejo Filing No. 3, Book 24, Pages 48 and 49, at all points shown thus \blacktriangle .
 - Set 5/8" re-bar and cap stamped LS 11590 at all back and side line lot corners, unless otherwise noted.
 - Set track and tag stamped LS 11590 in sidewalk on an offset to front property corner. Offset will be 2.00 feet on all 50.00 foot streets and 7.00 feet on all 70.00 foot streets and will be on property lines produced, and, on points of curvature the radial bearing produced.
 - 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 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."

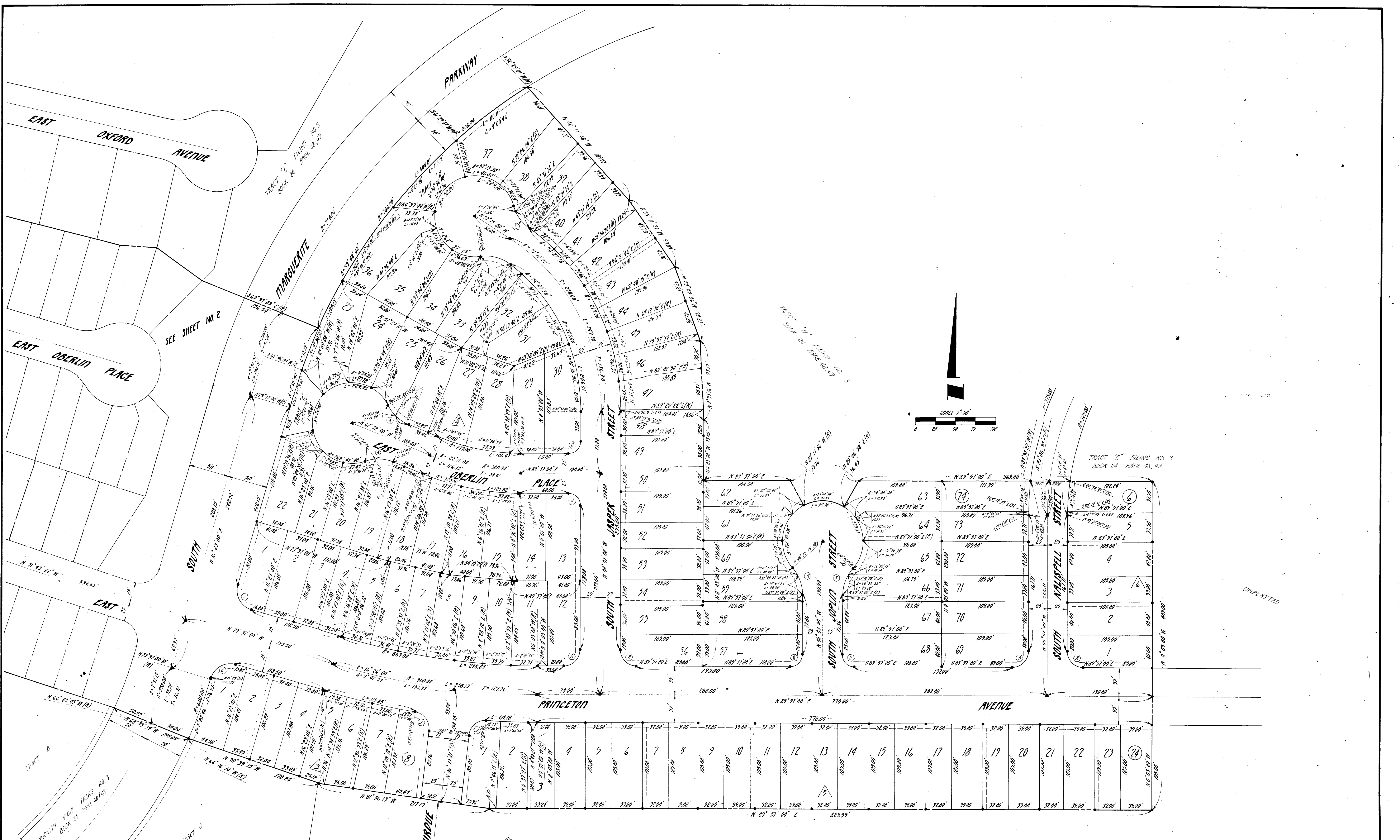
S.W. CORNER SECTION 3 T.35
R.66 W. 6" P.M. MEAS. RE-BAR
NO. 5 CAP PER MISSION VIEJO
FILING NO. 3 BOOK 24, PAGE
48 & 49.

1/4" CORNER SECTION 2 T.35
R.66 W. 6" P.M. MEAS. RE-BAR
NO. 5 CAP PER MISSION VIEJO
FILING NO. 3 BOOK 24, PAGE
48 & 49.

| CITY APPROVALS | | FIELD BOOK |
|---|--------------------------------|---|
| CITY ENGINEER <i>A.C. LaBanda</i> DATE <i>2/25/14</i> | CITY ATTORNEY _____ DATE _____ | JOB NO. _____ C.M.T. _____ DRAWN <i>J.A. HULL</i> CHECKED <i>J.M.T.</i> DATE <i>FEBRUARY 4, 2014</i> SCALE <i>1"=50'</i> |

RB **Raub, Bein, Frost & Associates**
PROFESSIONAL ENVIRONMENTAL ENGINEERS & PLANNERS
1350 CHAMBERS ROAD, SUITE 201, AURORA, COLORADO 80011
(303) 341-2313

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SHEET
2
OF 3 SHEETS



C2-646

| CITY APPROVALS | | FIELD BOOK | |
|--|--|-----------------------|--|
| CITY ENGINEER <i>Z.C. Le Bonde</i> DATE <i>2/25/74</i> | | JOB NO. C-147 | |
| CITY ATTORNEY _____ DATE _____ | | DRAWN J.A. HOLT | |
| | | CHECKED J.M.F. | |
| | | DATE FEBRUARY 4, 1974 | |
| | | SCALE 1"=50' | |

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SHEET
3
 OF 3 SHEETS