

**MISSION VIEJO SUBDIVISION FILING NO. 7**  
**RE-SUBDIVISION OF A PORTION OF MISSION VIEJO SUBDIVISION FILING NO. 5**  
**PART OF THE SW1/4 OF SEC. 5, T5S, R66W OF THE 6th P.M.**  
**CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

SHEET 1 of 2

KNOW ALL MEN BY THESE PRESENTS: That Mission Viejo Company, a California corporation, being the owner of Blocks 3, 4, 5 and 6 of MISSION VIEJO SUBDIVISION FILING NO. 5, a part of the Southwest one-quarter 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:

Beginning at the Southeast corner of Lot 24, Block 5 of said MISSION VIEJO SUBDIVISION FILING NO. 5; thence S 89°57'00" W along the South line of said Filing 5 a distance of 829.59 feet, thence N 81°56'13" W along said South line of Filing 5 a distance of 217.77 feet; thence N 70°39'15" W along said South line of Filing 5 a distance of 170.24 feet to a point on a non-tangent curve to the left, said point being on the East right of way line of South Marguerite Parkway; thence northeasterly along the said East right of way line on the following three courses: (1) on said curve to the left having a central angle of 70°20'46", a radius of 600.00 feet, and whose chord bears N 20°03'23" E, an arc distance of 76.93 feet to a point of tangency; (2) thence N 16°23'00" E along the tangent to said previous curve 348.52 feet to a point of curvature of a curve to the right; (3) thence along said curve to the right having a central angle of 41°07'59" and a radius of 700.00 feet, 502.53 feet; thence departing from said right of way line and continuing along the boundary line of said MISSION VIEJO SUBDIVISION FILING NO. 5 on the following courses: (1) S 42°17'48" E 189.53 feet; (2) S 35°11'27" E 99.09 feet; (3) S 20°25'56" E 98.27 feet; (4) S 2°33'16" E 93.17 feet; (5) S 0°03'00" E 75.00 feet; (6) N 89°57'00" E 108.00 feet; (7) S 29°17'56" E 35.96 feet to a point on a curve radial to the previous course; (8) along said curve to the right having a central angle of 59°04'34", a radius of 50.00 feet, and whose chord bears S 89°45'39" E, an arc distance of 51.55 feet; (9) N 29°46'38" E radial to the previous curve 36.45 feet; (10) N 89°57'00" E 369.00 feet; (11) S 0°03'00" E 405.00 feet to the true point of beginning; containing 14.576 acres, more or less, has laid out, platted and subdivided same into blocks and lots as shown on this plat under the name and style of MISSION VIEJO SUBDIVISION FILING NO. 7, and by these presents do grant the City of Aurora, County of Arapahoe, State of Colorado, for the perpetual use of the public, the streets and easements shown hereon 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 Anthony V. Natali  
 Anthony V. Natali, Attorney-in-fact

Clayburne S. Bell  
 Clayburne S. Bell, Attorney-in-fact

SEAL

COUNTY OF ARAPAHOE )  
 STATE OF COLORADO ) SS

The foregoing instrument was acknowledged before me this 19th day of August, A.D., 1975, by Anthony J. Natali and Clayburne S. Bell, Mission Viejo Company, a California corporation.

Witness my hand and seal Dobbin Stewart My commission expires February 13, 1978  
 Notary Public

The foregoing instrument is approved for filing, and conveyance of the streets, easements, parks, parkways and improvements shown hereon is accepted by the City of Aurora, Colorado, this 17th day of Aug., A. D. 1975, subject to the condition that the City shall undertake maintenance of any such streets, parks, parkways and improvements only after construction of said streets, parks, parkways and improvements has been completed by the subdivider.

Mayor A.L. Hammingway City Clerk Gail B. Johnston  
 City Engineer H.C. LaBonde Date 8/21/75 City Attorney L.M. Paulton Date 9/5/75 Planning Commission Alvin Durdick Date 9/26/75

I, James V. Laraby, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of MISSION VIEJO SUBDIVISION FILING NO. 7 was made under my supervision and that the accompanying plat accurately and properly shows said subdivision.

James V. Laraby  
 James V. Laraby, P. E. and L. S. No. 9133 Date of Survey August 20, 1975

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 1975

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_

NOTES:

- The basis of bearing is the South line of Block 3 bearing S 89°57'00" W as established by MISSION VIEJO SUBDIVISION FILING NO. 5 which was based on the North line of Section 5 bearing N 89°50'32" W.
- All block corner radii are as noted on the plat.
- Easements six feet in width as shown on this plat, on both sides of the streets within MISSION VIEJO SUBDIVISION FILING NO. 7 are granted for installation and maintenance of underground gas, electric and telephone facilities. 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 (26) feet in width.
- Other drainage and utility easements are as shown on this plat. U. E. denotes utility easement.
- Tracts "A" and "B" are for landscape, planting and park purposes. Utility easements are hereby granted to Tracts "A" and "B" for the installation and maintenance of underground utilities.
- Tracts "A" and "B" and the street rights of way shown on this plat are geometrically the same as Tracts "C" and "D" and the street rights of way shown on MISSION VIEJO SUBDIVISION FILING NO. 5.
- 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."
- The street centerline intersection points, points of curve and points of tangency have been monumented by 5/8" rebar and cap L.S. No. 9401, in City of Aurora monument boxes, set per MISSION VIEJO FILINGS NO. 3 and 5.
- The boundary corners of this plat denoted by \_\_\_\_\_ are 5/8" rebar capped with L. S. No. 9401 Rear, lot pins and front lot reference points shall be set in accordance with the statutes of the State of Colorado.

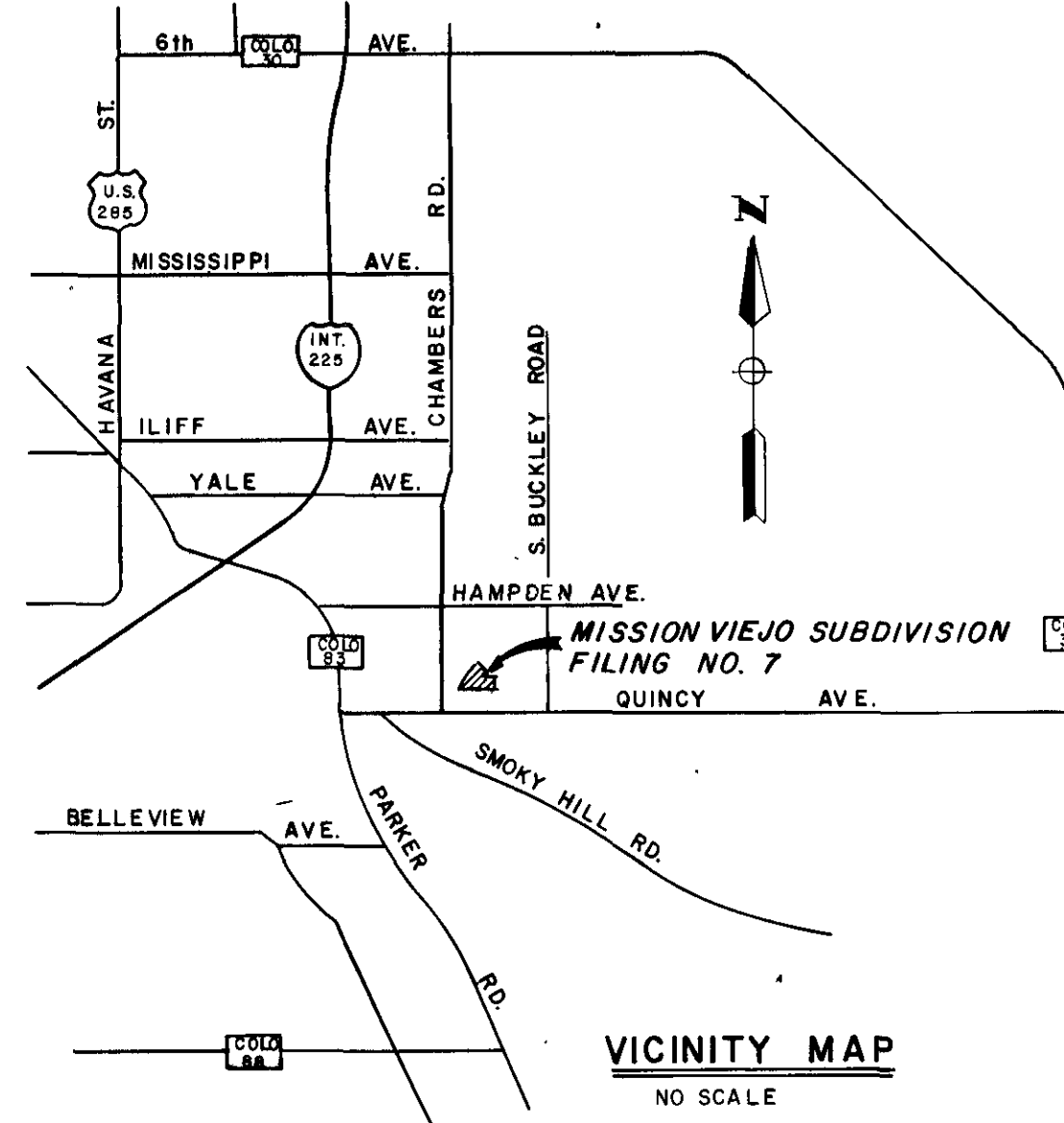
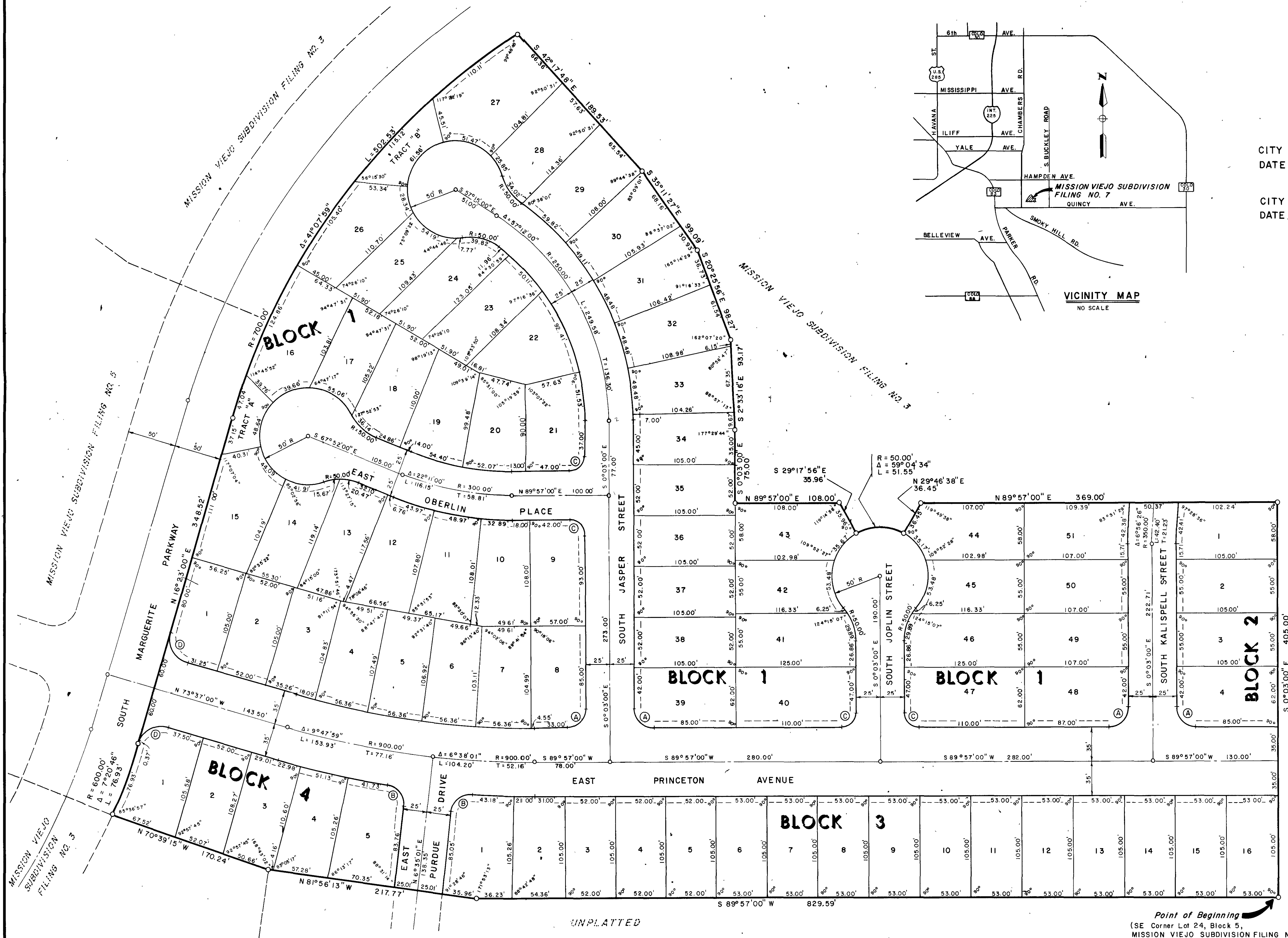


*Mission*  
**tri-consultants, inc.**  
 7500 w. mississippi ave.  
 denver, colorado 80226

# MISSION VIEJO SUBDIVISION FILING NO. 7

RE-SUBDIVISION OF A PORTION OF MISSION VIEJO SUBDIVISION FILING NO. 5  
 PART OF THE SW1/4 OF SEC. 5, T5S, R66W OF THE 6th P.M.  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 of 2

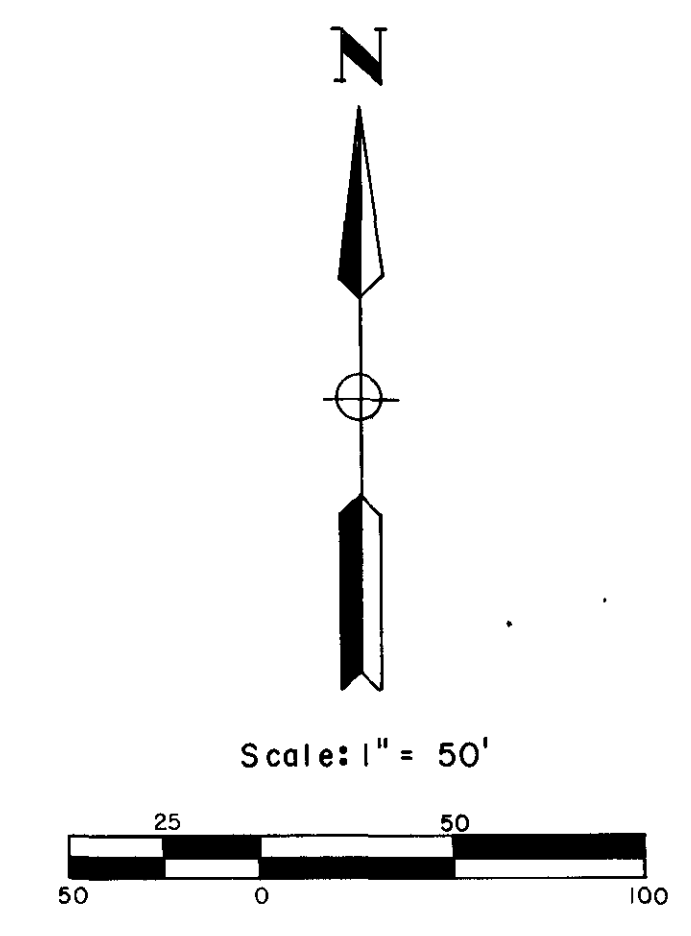


CITY ENGINEER H.C. LaBonde  
 DATE 8/21/75  
 CITY ATTORNEY L. J. Jolley  
 DATE 8/21/75

CURVE TABLE

	DELTA	RADIUS	LENGTH	TANGENT
A	90° 00' 00"	20.00'	31.42'	20.00'
B	87° 17' 57"	20.00'	30.47'	19.08'
C	90° 00' 00"	15.00'	23.56'	15.00'
D	90° 00' 00"	25.00'	39.27'	25.00'

NOTE:  
 See Sheet 1 of 2 for Notes.



Point of Beginning  
 (SE Corner Lot 24, Block 5,  
 MISSION VIEJO SUBDIVISION FILING NO. 5)

**tri-consultants, inc.**  
 7500 w. mississippi ave.  
 denver, colorado 80226