

MISSION VIEJO SUBDIVISION FILING NO. 8

A RE-SUBDIVISION OF A PORTION OF MISSION VIEJO SUBDIVISION FILING NO. 3
PART OF THE SW 1/4 OF SEC. 5, T5S, R66W OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES:

- The basis of bearing is the West line of Block 1 bearing N 00°56'14" E as established by MISSION VIEJO SUBDIVISION FILING NO. 3.
- 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. 8 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.
- The street rights of way shown on this plat are geometrically the same as the street rights of way shown on MISSION VIEJO SUBDIVISION FILING NO. 3.
- 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 FILING NO. 3.
- The boundary corners of this plat denoted by are 5/8" rebar capped with L. S. No. 9401 unless the corners are front lot corners where they have been monumented in accordance with the statutes of the State of Colorado. Rear lot pins and front lot reference points shall be set in accordance with the statutes of the State of Colorado.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Mission Viejo Company, a California corporation, being the owner of Lots 1 - 10, Block 5 and Lots 18 - 41, Block 6 of MISSION VIEJO SUBDIVISION FILING NO. 3, a part of MISSION VIEJO SUBDIVISION FILING NO. 3, being 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 Southwest corner of Lot 10, Block 5 of said Mission Viejo Subdivision Filing No. 3 as recorded in the Arapahoe County Records in Book 24, at Pages 48 and 49; thence along the boundary of Blocks 5 and 6 of said Mission Viejo Subdivision Filing No. 3 on the following 13 courses: (1) N 00°56'14" E, 769.75 feet to a point of curvature of a curve to the right; (2) thence along said curve, having a central angle of 90°00'00" and a radius of 20.00 feet, 31.42 feet to a point of tangency; (3) thence S 89°03'46" E along the tangent of said curve 95.00 feet to a point of curvature of a curve to the right; (4) thence along said curve, having a central angle of 90°00'00" and a radius of 20.00 feet, 31.42 feet to a point of tangency; (5) thence S 00°56'14" W along the tangent of said curve 150.00 feet to a point of curvature of a curve to the left; (6) thence along said curve, having a central angle of 80°29'34" a radius of 280.00 feet, 393.36 feet to a point of tangency; (7) thence S 79°33'20" E along the tangent of said curve 378.06 feet to a point of curvature of a curve to the right; (8) thence along said curve having a central angle of 29°42'28" and a radius of 320.00 feet, 165.92 feet; (9) thence S 30°29'34" W, 210.00 feet; (10) thence N 89°48'32" W, 36.87 feet to a point on a curve to the right to which said previous course is radial; (11) thence Southerly along said curve, having a central angle of 67°36'36", a radius of 50.00 feet and whose chord bears S 33°59'46" W, 55.64 feet, an arc distance of 59.01 feet; (12) thence S 13°04'00" W, 100.00 feet; (13) thence S 44°32'43" W, 22.00 feet; thence along the South line of Lots 18-24 of said Block 6 on the following 5 courses: (1) N 54°21'18" W, 68.79 feet; (2) thence N 87°28'05" W, 46.47 feet; (3) thence N 75°41'20" W, 252.84 feet; (4) thence N 82°53'07" W, 70.52 feet; (5) thence N 89°03'46" W, 80.00 feet; thence N 00°56'14" E, 23.47 feet; thence N 89°03'46" W, 50.00 feet to the Southeast corner of said Lot 10, Block 5; thence continuing N 89°03'46" W along the South line of said Lot 10, Block 5 a distance of 135.00 feet to the Point of Beginning, containing 8.628 acres, more or less, has laid out, platted and subdivided the same into blocks and lots as shown on this plat under the name and style of MISSION VIEJO SUBDIVISION FILING NO. 8, 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 lands 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 Allen P. McMaine
ATTORNEY IN FACT

COUNTY OF ARAPAHOE } SS
STATE OF COLORADO }

The foregoing instrument was acknowledged before me this 16th day of August, A. D., 1976 by Allen P. McMaine and Mission Viejo Company, a California corporation.

Witness my hand and seal Joe Beard My commission expires 10-17-77
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 16th day of August, A. D., 1976, 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 _____ City Clerk _____

City Engineer R. L. Bonds Date 8/16/76 City Attorney _____ Date _____

Planning Commission _____ Date _____

I, James W. Laraby, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of MISSION VIEJO SUBDIVISION FILING NO. 8 was made under my supervision and that the accompanying plat accurately and properly shows said subdivision.
James W. Laraby August, 1976
Registered P.E. and L.S. No. 9133 Date of Survey

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado, at _____ o'clock _____ M., this _____ day of _____ A. D., 1976.

Reception No. _____ Book No. _____ Page No. _____

Clerk and Recorder _____ Deputy _____

