

# MISSION VIEJO SUBDIVISION FILING NO. 9 AMENDED

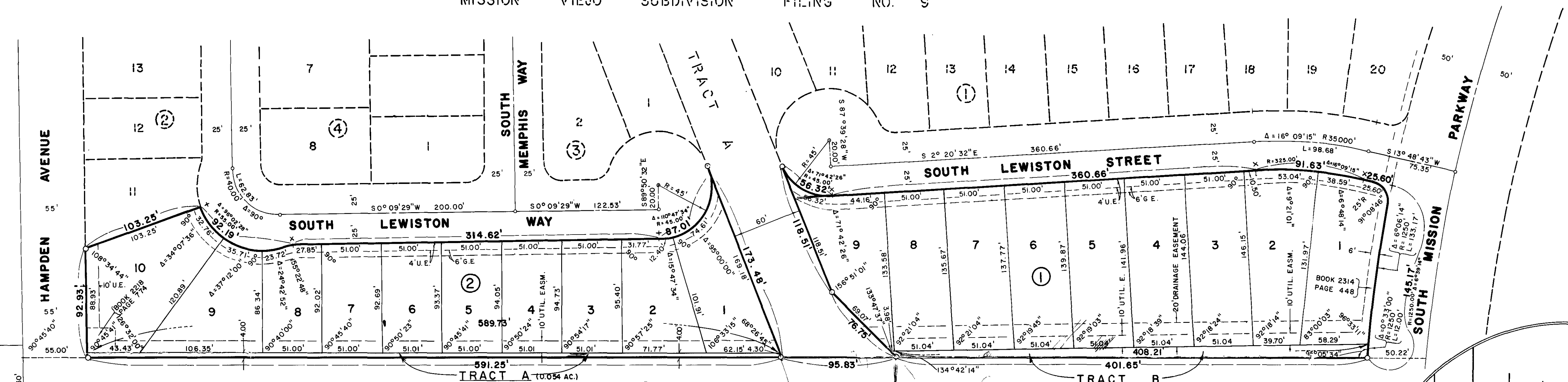
A RESUBDIVISION OF LOTS 1-9, BLOCK 1 AND LOTS 1-10, BLOCK 2

MISSION VIEJO SUBDIVISION FILING NO. 9

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

MEADOWWOOD FILING NO. 3

MISSION VIEJO SUBDIVISION FILING NO. 9



A RESUBDIVISION OF MISSION VIEJO FILING NO. 9  
TRACT G

1/4 COR., SEC. 5,  
T5S, R66W, 6TH P.M.  
(L.S. NO. 2692 - IRON PIPE CAP)

**CERTIFICATE OF SURVEY**

I, Leonard L. McCoy, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of Mission Viejo Subdivision Filing No. 9 Amended, was made under my supervision, and that the accompanying plat accurately and properly shows said subdivision.

*Leonard L. McCoy*  
Leonard L. McCoy, Registered Land Surveyor No. 2432

**CITY OF AURORA APPROVALS**

<i>H.C. LaBonde</i>	3/13/78	_____	_____	_____
City Engineer	Date	Planning Commission Chairman	Date	City Attorney

The foregoing instrument was approved for filing and conveyance of streets and easements as shown hereon is accepted by the City of Aurora, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1978, subject to the condition that the City shall undertake maintenance of any such street only after construction of said streets has been completed by the subdivider.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1978.

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

\_\_\_\_\_  
Deputy

- NOTES:**
- 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.
  - Lot lines intersect streets 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 fire lanes and emergency and service vehicle roads 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.
  - Bearings are based on Mission Viejo Subdivision Filing No. 6, which notes the East line of Section 5 as bearing S0°57'06"W.
  - Tracts A and B are to be retained by private ownership.

**MEURER, SERAFINI AND MEURER, INC.**  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
570 West 44th Avenue Denver, Colorado 80216  
(303) 455-7321

KNOW ALL MEN BY THESE PRESENTS: that the undersigned being the Owner of a part of Mission Viejo Subdivision, Filing No. 9, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Lots 1-9, Block 1 and Lots 1-10, Block 2 of Mission Viejo Subdivision Filing No. 9, containing 2.922 acres more or less.

Has laid out, platted and subdivided the same into Lots, Blocks and Tracts as shown on this Plat under the name and style of Mission Viejo Subdivision, Filing No. 9 Amended, and by these presents does grant to the City of Aurora, State of Colorado, for the perpetual use of the public, the easements for drainage and utility purposes, hereon shown and not previously dedicated for public use.

The undersigned Owner for itself, its 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 or 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 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.

OWNER: MISSION VIEJO COMPANY

*Patrick G. Farrell*  
Patrick G. Farrell, Attorney in Fact

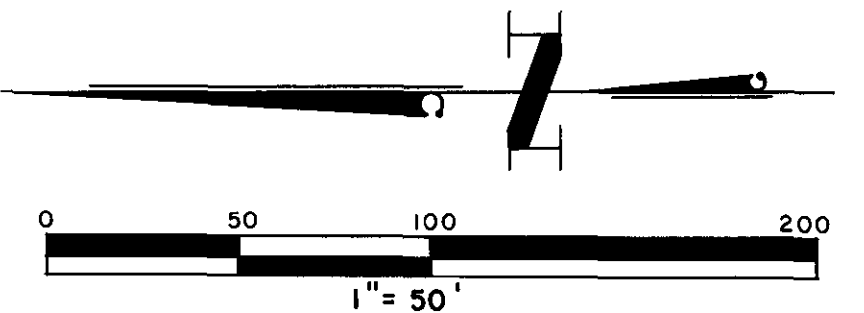
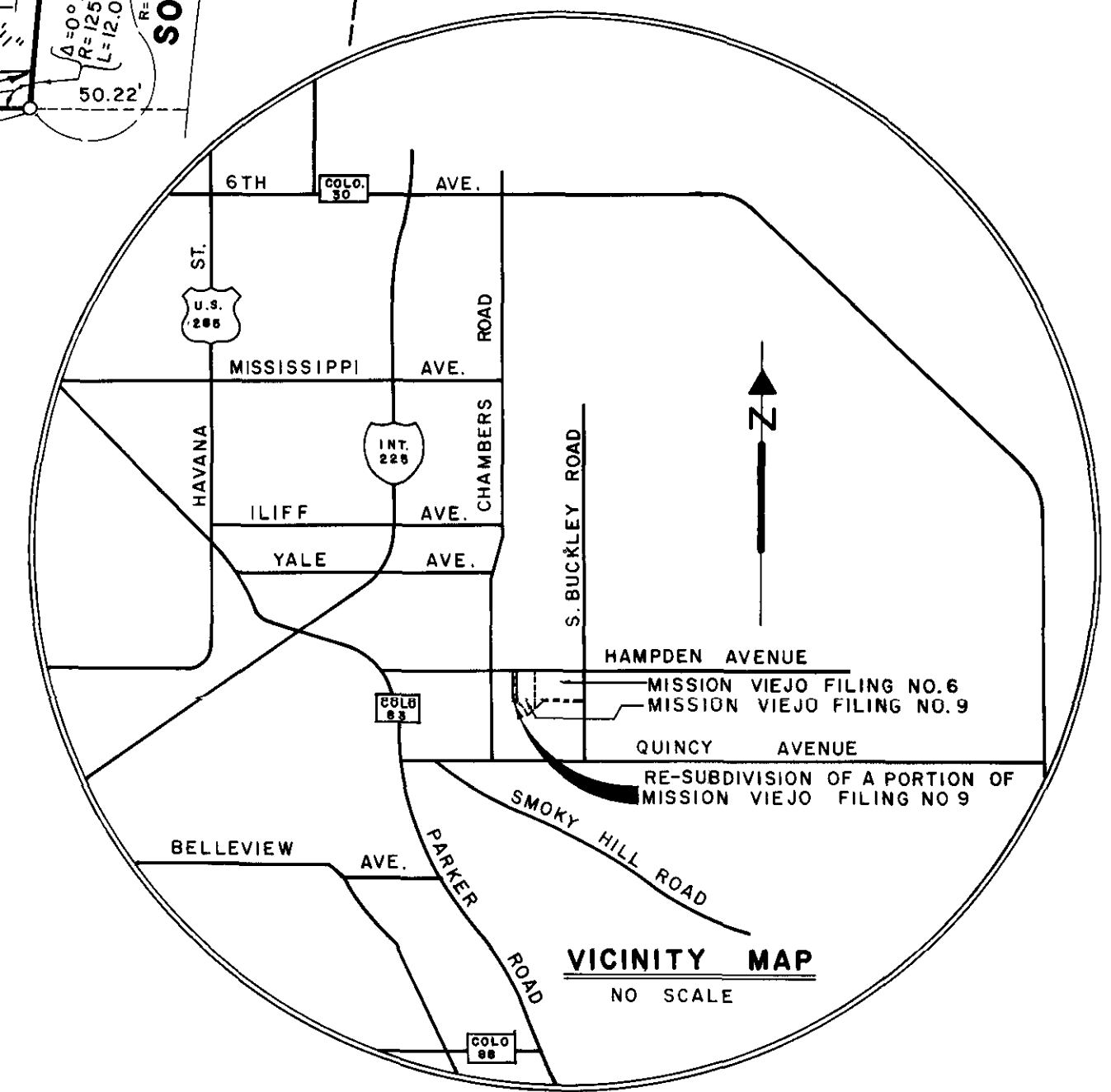
*Allen Richard McMains*  
Allen Richard McMains, Attorney in Fact

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF ARAPAHOE

The foregoing dedication was acknowledged before me this 2nd day of February A.D., 1978, by Patrick G. Farrell and Allen Richard McMains, Attorneys in Fact for Mission Viejo Company.

Witness my hand and seal. My commission expires March 1, 1981

*Julian P. Torres*  
Notary Public



This symbol O indicates pin with cap.  
This symbol + indicates cross in sidewalk five (5) feet from property line.