

**MISSION VIEJO SUBDIVISION FILING NO. 9**  
 A RE-SUBDIVISION OF A PORTION OF MISSION VIEJO SUBDIVISION FILING NO. 4  
 PART OF THE NE1/4 OF SEC. 5, T5S, R66W OF THE 6th P.M.  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**NOTES:**

1. The basis of bearing is the North line of Section 5 bearing N 89°50'32" W as established by MISSION VIEJO SUBDIVISION FILING NO. 4.
2. All block corner radii are 15' except where noted otherwise on the plat.
3. The six (6) foot P.S.Co. easements as shown are for the exclusive use of the Public Service Company of Colorado. All front lot easements are six (6) feet in width and are for the exclusive use of the Public Service Company of Colorado unless otherwise noted.
4. All rear and side lot easements are 8 feet in width unless otherwise noted. U. E. denotes utility easements.
5. Tract "A" is for drainage and utility purposes.
6. Tract "B" and Tract "C" are pedestrian walkways and drainage and utility easements.
7. 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."
8. Street monuments shall be set in accordance with the City of Aurora's Standards and Specifications.
9. The boundary corners of this plat denoted by \_\_\_\_\_ are 5/8" rebar capped with L. S. No. 9133. Rear lot pins and front lot reference points shall be set in accordance with the statutes of the State of Colorado.
10. The street rights-of-way for East Hampden Avenue and South Mission Parkway on this plat are geometrically the same as shown on Mission Viejo Subdivision Filing No. 4.
11. All easements are utility and drainage easements. The easement area of 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 is prohibited.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Mission Viejo Company, a California corporation, being the owner of MISSION VIEJO SUBDIVISION FILING NO. 4, a part of the Northeast 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 a point on the North line of Section 5, said point bearing S 89°50'32" E from the North one-quarter corner of Section 5, a distance of 252.30 feet, said point also being the True Point of Beginning; thence S 89°50'32" E a distance of 949.27 feet; thence S 0°09'28" W a distance of 1301.30 feet; thence S 45°20'07" W a distance of 389.51 feet to a point on a curve to the left; thence along said curve with a radius of 1150.00 feet, a central angle of 38°52'45" and an arc length of 780.36 feet to a point with a radial bearing of S 6°27'22" W; thence N 0°55'09" E a distance of 1244.17 feet along the East line of a re-subdivision of MISSION VIEJO FILING NO. 1, Tract 6, Block 7, to the True Point of Beginning, said parcel of land containing 30.443 acres, more or less,  
 has laid out, platted and subdivided the same into blocks, lots and tracts as shown on this plat under the name and style of MISSION VIEJO SUBDIVISION FILING NO. 9, 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, Tract "A" 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 Patrick Farrell Allen Richard McManis

COUNTY OF ARAPAHOE }  
 STATE OF COLORADO } SS

The foregoing instrument was acknowledged before me this 14th day of March, 1977, by Patrick Farrell and Allen Richard McManis Mission Viejo Company, a California corporation.

Witness my hand and seal Barbara Perreux My commission expires 11-28-77  
 Notary Public

**APPROVALS**

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 \_\_\_\_\_ day of \_\_\_\_\_, 1977, 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 Alan H. Ford City Clerk Yail E. Johnston  
 City Engineer L.C. LaBonde Date 3/16/77 City Attorney J.M. Douilly Date 4-12-77  
 Planning Commission Wally Kaley Date 3/23/77

**SURVEYOR'S CERTIFICATE**

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. 9 was made under my supervision and that the accompanying plat accurately and properly shows said subdivision.

James V. Laraby March, 1977  
 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., 1977.

Reception No. \_\_\_\_\_ Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

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

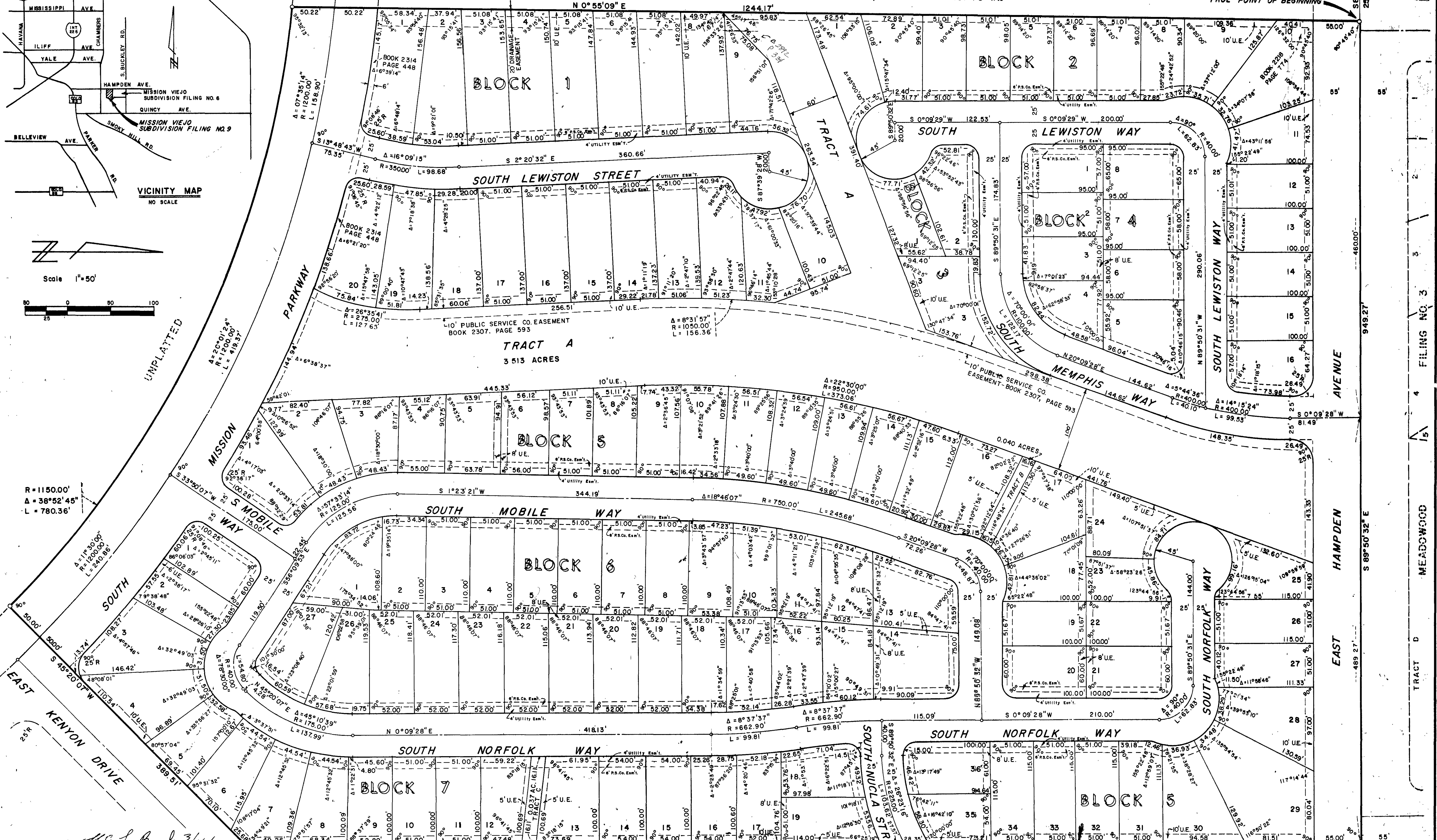
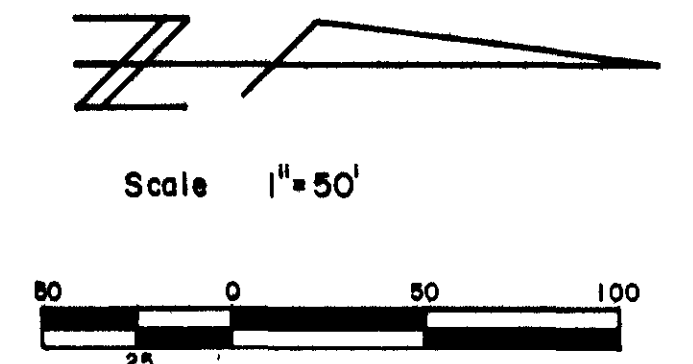
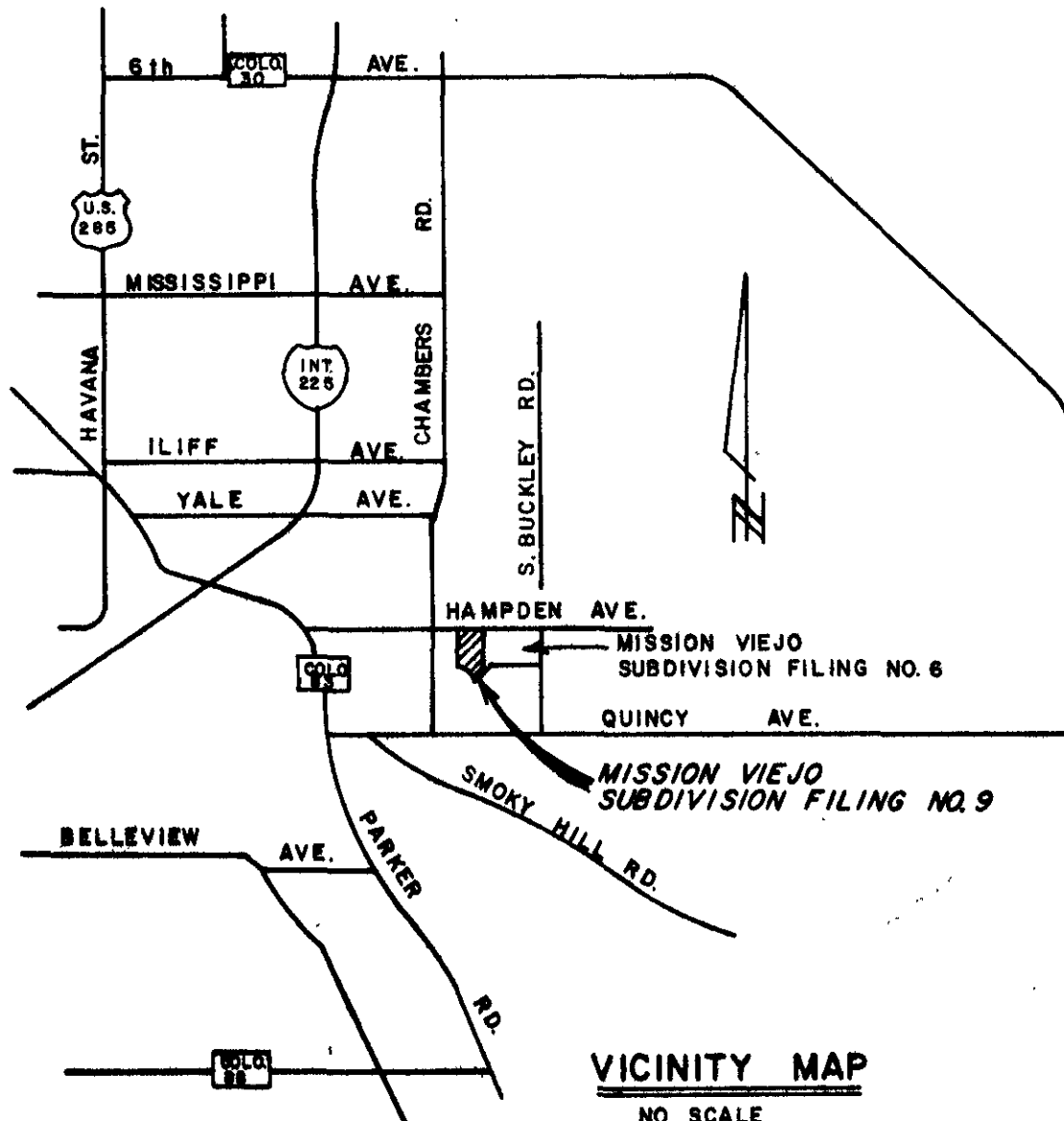
**tri-consultants, inc.**  
 7500 w. mississippi ave.  
 denver, colorado 80226

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

RESUBDIVISION OF MISSION VIEJO FILING NO. 1, TRACT G, BLOCK 7, BK. & PGS. 23/79-82

N1/4 Corner, Sec 5  
T5S, R66W  
(Iron Pipe Cap -  
L.S. No. 2682)



CITY ENGINEER *A. LaBonde* 3/16/77  
DATE \_\_\_\_\_  
CITY ATTORNEY \_\_\_\_\_  
DATE \_\_\_\_\_

MISSION VIEJO SUBDIVISION  
TO BE DEDICATED TO BE VACATED

FILING NO. 3  
FILING NO. 4  
FILING NO. 5  
FILING NO. 6  
FILING NO. 7  
FILING NO. 8  
FILING NO. 9