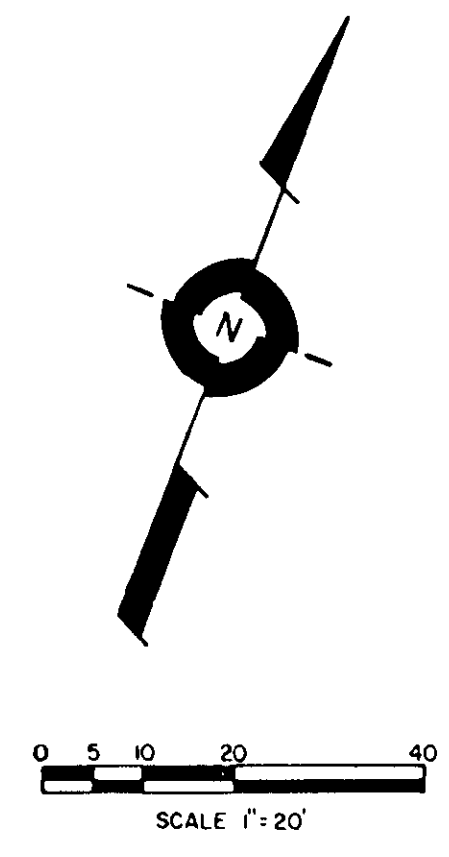


FRENCH CREEK SUBDIVISION FILING NO. 3

THIS MINOR RESUBDIVISION PLAT IS AMENDING LOTS 27 AND 28, BLOCK 1, FRENCH CREEK SUBDIVISION FILING NO. 1
BEING A PORTION OF SECTION 5, T.5S., R.66W., OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES:

- EASEMENTS ARE AS SHOWN AND ARE FOR UTILITY PURPOSES, EXCEPT WHERE INDICATED OTHERWISE.
- 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 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 THE SOUTH LINE OF SECTION 5 AS BEARING N89°59'43"W.
- U.E. DENOTES UTILITY EASEMENT.
- ALL LOTS HAVE A 3.0 FOOT WALKWAY EASEMENT ON THE REAR AS SHOWN.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT THEY ARE THE OWNERS OF LOTS 27 AND 28, BLOCK 1 IN FRENCH CREEK SUBDIVISION FILING NO. 1 BEING A PART 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 NORTHWEST CORNER OF ABOVE SAID LOT 27; THENCE N63°09'28"E, A DISTANCE OF 61.00 FEET TO THE NORTHEAST CORNER OF LOT 28; THENCE S26°50'32"E, A DISTANCE 80.00 FEET TO THE SOUTHEAST CORNER OF LOT 28; THENCE S63°09'28"W, A DISTANCE OF 21.83 FEET TO A POINT OF CURVE; THENCE 26.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 126.00 FEET AND A CENTRAL ANGLE OF 12°14'03"; THENCE S50°55'25"W, A DISTANCE OF 3.92 FEET TO THE SOUTHWEST CORNER OF LOT 27; THENCE N39°04'35"W, A DISTANCE OF 40.76 FEET; THENCE N26°50'32"W, A DISTANCE OF 43.86 FEET TO THE POINT OF BEGINNING.

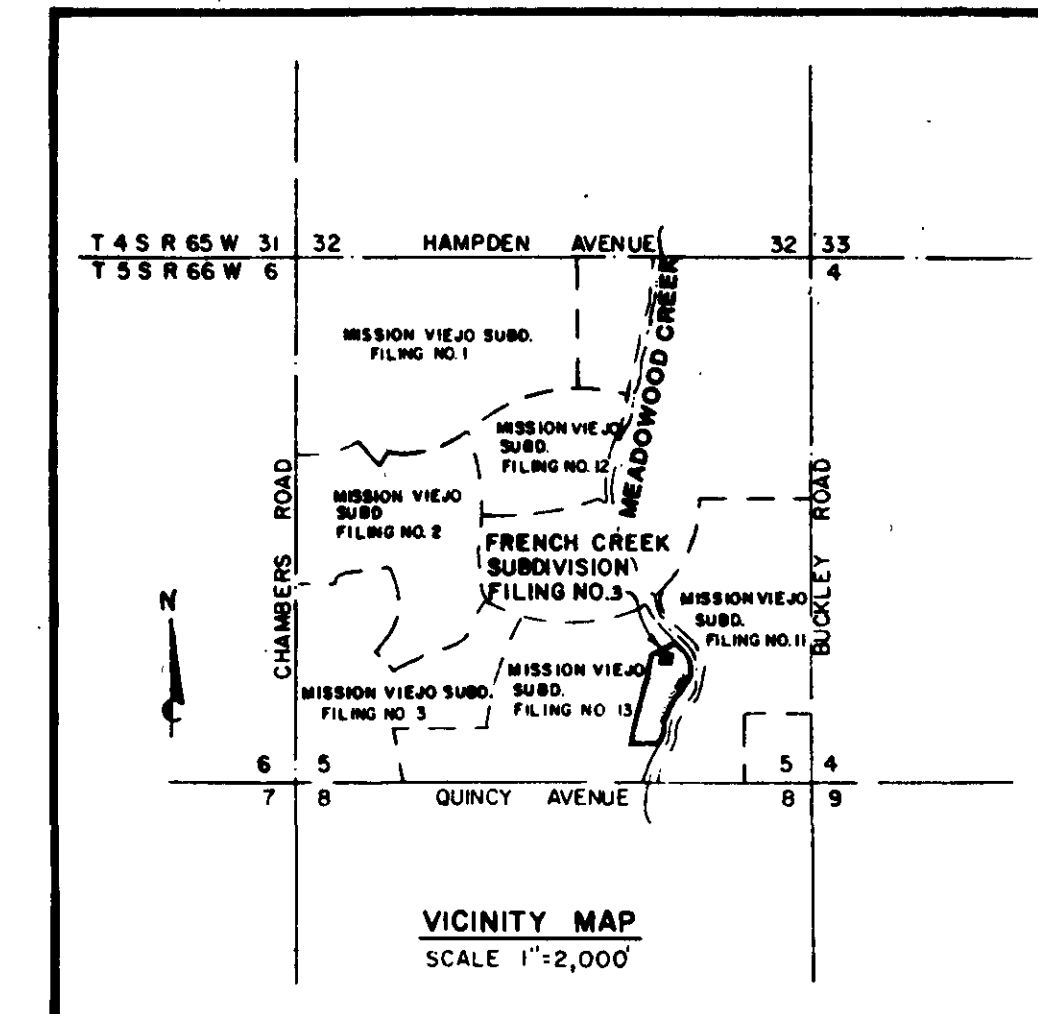
CONTAINING 0.1097 ACRES (4777.82 SQUARE FEET), MORE OR LESS.

THE UNDERSIGNED OWNERS HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, AND BLOCK AS SHOWN, UNDER THE NAME AND STYLE OF FRENCH CREEK SUBDIVISION FILING NO. 3, AND DO BY THESE PRESENTS GRANT TO THE CITY OF AURORA, STATE OF COLORADO FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED FOR PUBLIC USE.

COVENANT

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 ARTICLE XXII, CHAPTER 41, OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA, AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY.

THE UNDERSIGNED OWNERS FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY THAT ALL ELECTRICAL AND COMMUNITY UTILITY LINES AND SERVICES, AND ALL STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 39-133 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND.



HANOVER HOMES CORPORATION, A COLORADO CORPORATION
 Paul W. Powers, President
 Glenna L. Alliger, Secretary

STATE OF COLORADO
 COUNTY OF ARAPAHOE
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF October, 1985, A.D. BY PAUL W. POWERS, PRESIDENT AND GLENNA L. ALLIGER, SECRETARY OF HANOVER HOMES CORPORATION, A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL Margaret A. Brown
 ADDRESS 600 S. Cherry St., Suite 200, Denver, Co. 80202
 MY COMMISSION EXPIRES 9-12-89

CITY OF AURORA APPROVALS
 CITY ENGINEER F.C. LaBonde DATE 10/23/85
 CITY ATTORNEY _____ DATE _____
 PLANNING COMMISSION Edith B. Speck DATE 10/9/85

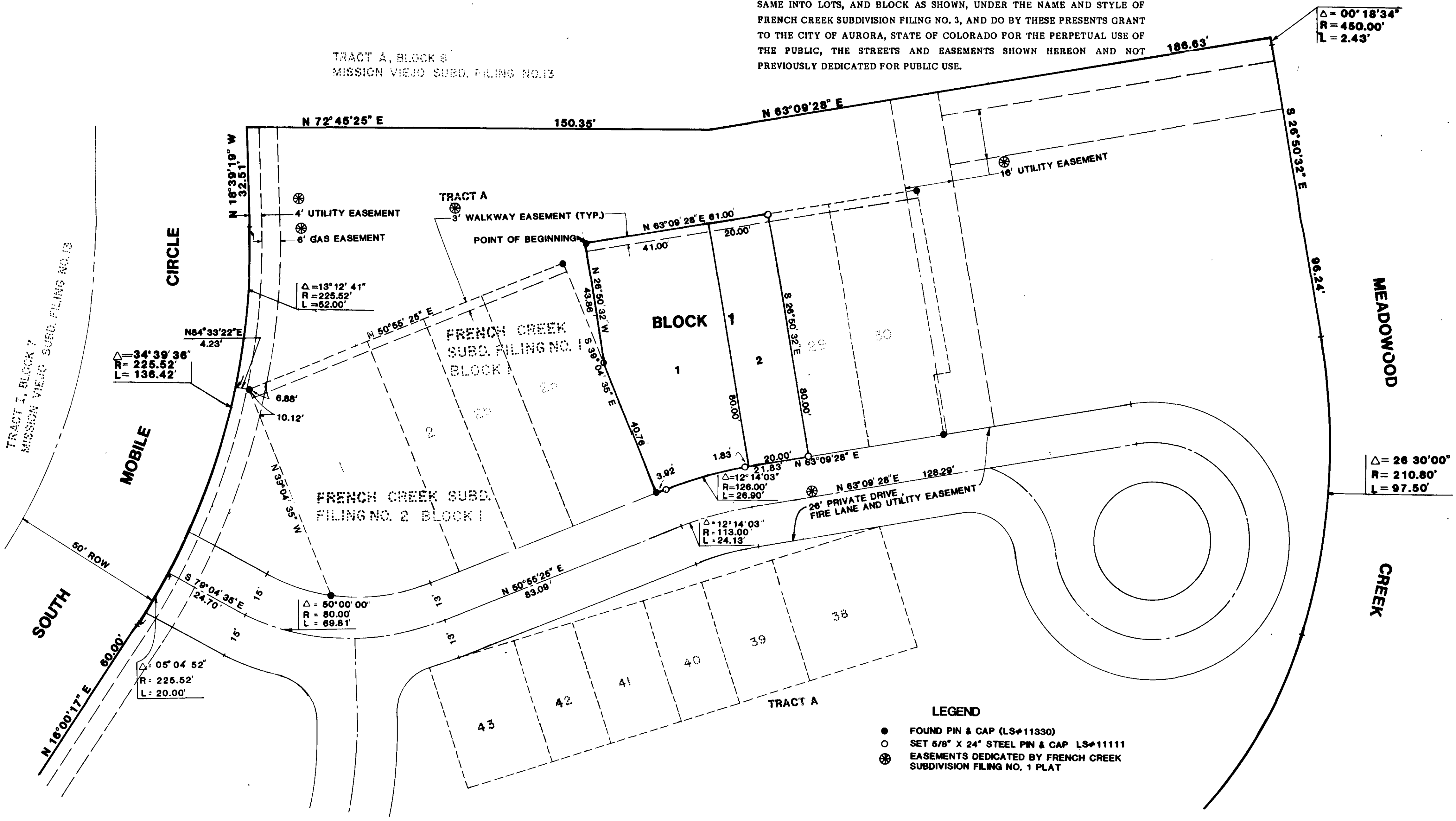
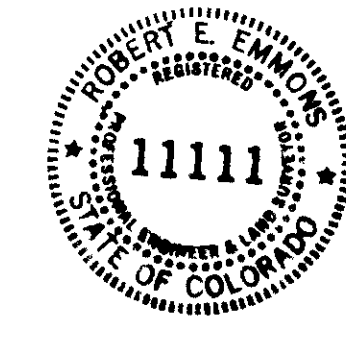
THE FOREGOING INSTRUMENT IS APPROVED FOR FILING, AND CONVEYANCE OF THE STREETS AND EASEMENTS SHOWN HEREON IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS DAY OF _____, 1985, A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

MAYOR: _____ CITY CLERK _____
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ O'CLOCK, _____ M., ON THE _____ DAY OF _____, 1985, A.D. IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER _____ BY: _____ DEPUTY

SURVEYORS CERTIFICATE
 I, ROBERT E. EMMONS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THAT THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS, AND THAT ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON SEPTEMBER 27, 1985.

Robert E. Emmons
 ROBERT E. EMMONS, P.E./L.S. 11111 DATE Oct. 7, 1985



LEGEND
 ● FOUND PIN & CAP (LS#11330)
 ○ SET 5/8" X 24" STEEL PIN & CAP LS#11111
 ⊗ EASEMENTS DEDICATED BY FRENCH CREEK SUBDIVISION FILING NO. 1 PLAT

EMMONS, HENRY, MEISENHEIMER & GENDE, INC., CONSULTING ENGINEERS; AURORA CO

Job No.: 8510-01	No.:	Date:	Revision:
Design By: J.E.			
Drawn By: J.E.			
Checked By:			