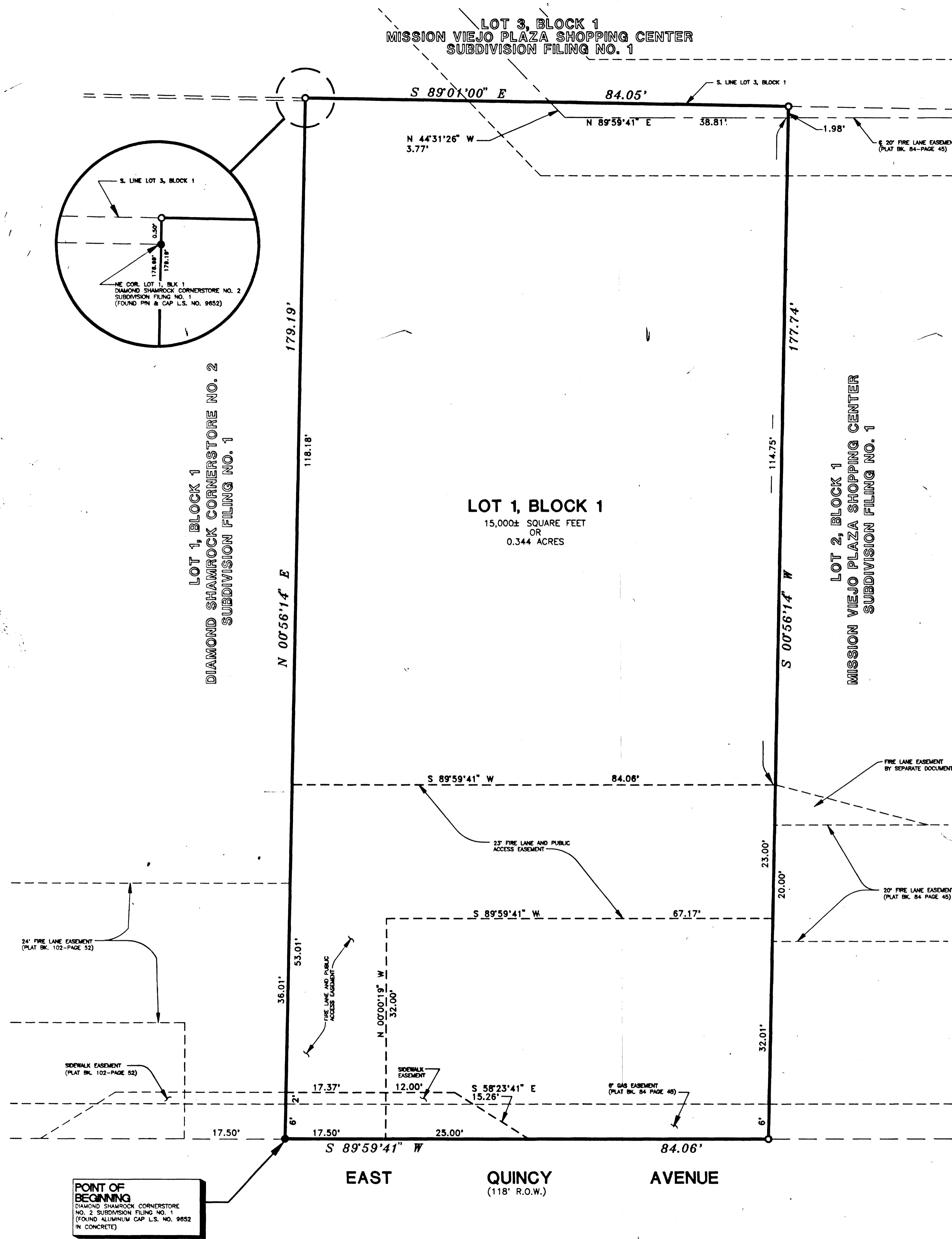


C2-2679 1/4

GREASE MONKEY SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PART OF LOT 2, BLOCK 1,
MISSION VIEJO PLAZA SHOPPING CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE SW 1/4 OF SECTION 5, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, ARAPAHOE COUNTY, COLORADO



NOTES:

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.

THE EASEMENTS HEREON SHOWN AND LABELED "G" 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.

BEARINGS USED ON THIS SUBDIVISION PLAT ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF DIAMOND SHAMROCK CORNERSTORE NO. 2 SUBDIVISION FILING NO. 1, AS RECORDED ARAPAHOE COUNTY, COLORADO RECORDS BEARS N00°56'14"E AS SHOWN ON SAID PLAT BOUNDED AND REFERENCED BY A FOUND PIN & CAP L.S. NO. 9852 AT THE NE AND SE CORNER OF SAID PLAT.

A NON-EXCLUSIVE SIDEWALK EASEMENT IS HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THAT THE CITY WILL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TEN YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY OF AURORA APPROVALS

DIRECTOR OF PUBLIC WORKS Theodore Rouman DATE 12/11/92

CITY ATTORNEY Bob Ryan DATE 1-4-93

DIRECTOR OF PLANNING John M. DeWitt DATE 12/11/92

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 DECEMBER, 1992 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 THE CITY OF AURORA SPECIFICATIONS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT IT IS THE OWNER OF A PART OF LOT 2, BLOCK 1 MISSION VIEJO PLAZA SHOPPING CENTER SUBDIVISION FILING NO. 1, SITUATED IN THE SW 1/4 OF SECTION 5, T.5S., R.66W., OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 1, BLOCK 1 DIAMOND SHAMROCK CORNERSTORE NO. 2 SUBDIVISION FILING NO. 1, AS RECORDED IN ARAPAHOE COUNTY, COLORADO; THENCE N00°56'14"E AND ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 179.19 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 3, BLOCK 1 MISSION VIEJO PLAZA SHOPPING CENTER SUBDIVISION FILING NO. 1; THENCE S89°01'00"E AND ALONG SAID SOUTH LINE A DISTANCE OF 84.05 FEET; THENCE S00°56'14"W AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 177.74 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID LOT 2, SAID POINT ALSO LYING ON THE NORTH R.O.W. LINE OF EAST QUINCY AVENUE; THENCE S89°59'41"W AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 84.06 FEET TO THE POINT OF BEGINNING CONTAINING (15,000 SQUARE FEET, MORE OR LESS) 0.344 ACRES, HAVE LAID OUT, PLATED AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT BOUNDED AND REFERENCED BY A FOUND PIN & CAP L.S. NO. 9852 AT THE NE AND SE CORNER OF SAID PLAT.

COVENANT

THE UNDERSIGNED OWNER FOR ITSELF, ITS 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 OWNER FOR ITSELF, ITS 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. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS.

THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITIES.

THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED BY THE CITY OF AURORA.

OWNER:

MISSION VIEJO PLAZA, LTD., A COLORADO LIMITED PARTNERSHIP

Peter P. Demis
Peter P. Demis, GENERAL PARTNER

NOTARIAL

STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF DECEMBER, 1992 A.D. BY PETER P. DEMIS, GENERAL PARTNER OF MISSION VIEJO PLAZA, LTD., A COLORADO LIMITED PARTNERSHIP AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL Theodore Rouman NOTARY PUBLIC

MY COMMISSION EXPIRES 12/1/94

CONTRACT PURCHASER:

SHIRK ENTERPRISES, INC., A COLORADO CORPORATION

Glenn Shirk
Glenn Shirk, PRESIDENT

NOTARIAL

STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF DECEMBER, 1992 A.D. BY GLENN SHIRK, PRESIDENT OF SHIRK ENTERPRISES, INC., A COLORADO CORPORATION AS CONTRACT PURCHASER.

WITNESS MY HAND AND OFFICIAL SEAL Bob Ryan NOTARY PUBLIC

MY COMMISSION EXPIRES 12/1/95

SURVEYOR'S CERTIFICATE

I 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 THE ADJUSTMENTS, AND THAT ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE FOUND AND DESCRIBED ON OCTOBER 28, 1992.

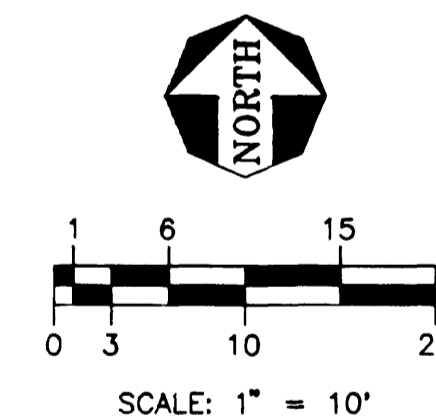
BRETT L. MILLER,
PROFESSIONAL L.S. NO. 27609

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AT 10 O'CLOCK A.M. THIS 11 DAY OF DECEMBER, 1992 A.D. IN BOOK 105 OF 105 PAGES, RECEPTION NO. 12-8-92

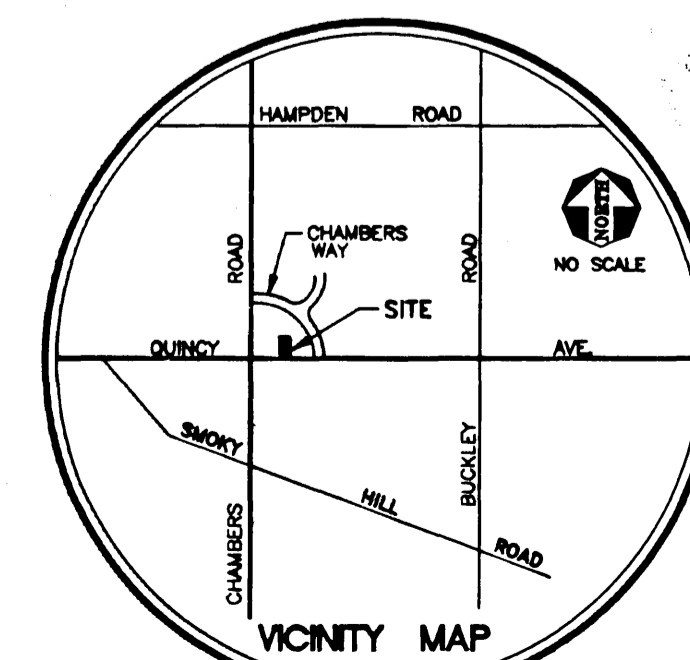
CLERK AND RECORDER

DEPUTY



LEGEND

- SET 5/8" x 24" PIN & CAP L.S. NO. 27609



C2-2679 1/4