

C2-2384-1

# MISSION VIEJO PLAZA SHOPPING CENTER SUBDIVISION FILING NO. 1

## A RE-SUBDIVISION OF MISSION VIEJO, FILING NO. 3, TRACT "A"

Part of the SW1/4 of Section 5, T5S, R66W of the 6th P.M.  
City of Aurora, County of Arapahoe, State of 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 basis of bearings, as shown hereon, is the Westerly line of the SW 1/4 of Section 5, Township 5 South, Range 66 West of the 6th P.M. being N 0°56'14" E.
- 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 "6 ft. Gas Easement" are for the exclusive use as gas easements; except that other utilities, service walks and driveways may cross said easements as substantially right angles.

The undersigned as mortgage holder-----on part or all of the hereon shown real property, do hereby agree and consent to the platting of said property as shown hereon.

By: Theodore P. Demis, General Partner  
For: Demis Investors Ltd.  
A Colorado Limited Partnership

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: that the undersigned warrants that they are the Owner of certain lands situated in the Southwest 1/4 of Section 5, Township 5 South, Range 66 West, of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Section 5; thence N 0°56'14" E, along the Westerly line of the Southwest quarter of said Section 5, a distance of 81.35 feet; thence S 89°03'46" E, perpendicular to said Westerly line, a distance of 55.00 feet to a point on the Easterly right-of-way line of South Chambers Road being also the TRUE POINT OF BEGINNING; thence N 0°56'14" E along said Easterly line, a distance of 474.45 feet to a point of tangency; thence along the arc of a curve to the right having a central angle of 90°00'00", a radius of 25.00 feet (which chord bears N 45°56'14" E, a distance of 35.36 feet) and a length of 39.27 feet to a point of tangency on the Southwesterly right-of-way line of South Chambers Way; thence S 89°03'46" E along said Southwesterly line, a distance of 25.72 feet to a point of non-tangent curvature; thence continuing along said Southwesterly right-of-way line along the arc of a curve to the right having a central angle of 89°04'49", a radius of 475.00 feet (which chord bears S 44°33'02" E, a distance of 666.34 feet) and a length of 738.50 feet to a point of non-tangency; thence continuing along said Southwesterly line, S 00°00'19" E, a distance of 24.08 feet to a point of tangency; thence along the arc of a curve to the right, having a central angle of 90°00'00", a radius of 25.00 feet (which chord bears S 4°25'59"41" W, a distance of 35.36 feet) and a length of 39.27 feet to a point of tangency on the Northerly right-of-way line of East Quincy Avenue; thence S 89°59'41" W along said Northerly right-of-way line, a distance of 476.35 feet to a point of non-tangent curvature; thence along the arc of a curve to the right, having a central angle of 90°59'30", a radius of 25.00 feet (which chord bears N 44°30'37" W, a distance of 35.66 feet) and a length of 39.70 feet to the TRUE POINT OF BEGINNING, containing 224,979 square feet (5.165 acres), more or less;

have by these presents laid out, platted, and subdivided the same into Lots and Block, as shown on this plat, under the name and style of MISSION VIEJO PLAZA SHOPPING CENTER SUBDIVISION FILING NO. 1, and by these presents do hereby grant to the City of Aurora, Colorado, for the perpetual use of the public, easements and streets shown hereon and not previously dedicated to the public:

**PUBLIC IMPROVEMENTS 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 hereon, 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.

**UNDERGROUND UTILITY COVENANT**

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.

OWNER: MISSION VIEJO PLAZA, LTD., a Colorado Limited Partnership

By: Theodore P. Demis  
Theodore P. Demis, Managing Partner

State of Colorado }  
County of ARAPAHOE } SS

The foregoing instrument was acknowledged before me this 20th day of MAY, 1985 by THEODORE P. DEMIS

Witness my hand and official seal. My Commission expires: 11-26-88

Notary Public: Judy Vermander  
Address: 3001 So. Jamaica Court  
AURORA, CO 80014

**SURVEYOR'S CERTIFICATE**

I, Mark W. Ellis, 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 this 22nd day of March, 1985.

Mark W. Ellis  
Mark W. Ellis, Registered L.S. #12318  
On Behalf of Robinson Engineering, Inc.  
March 22, 1985

**CITY OF AURORA APPROVALS**

CITY ENGINEER: John L. Bonds DATE: 6/3/85  
CITY ATTORNEY: Richard Demis DATE: 6-12-85  
PLANNING COMMISSION: Judith B. Brook DATE: 5/29/85  
Chairman

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 17th day of June, 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 the City of Aurora specifications.

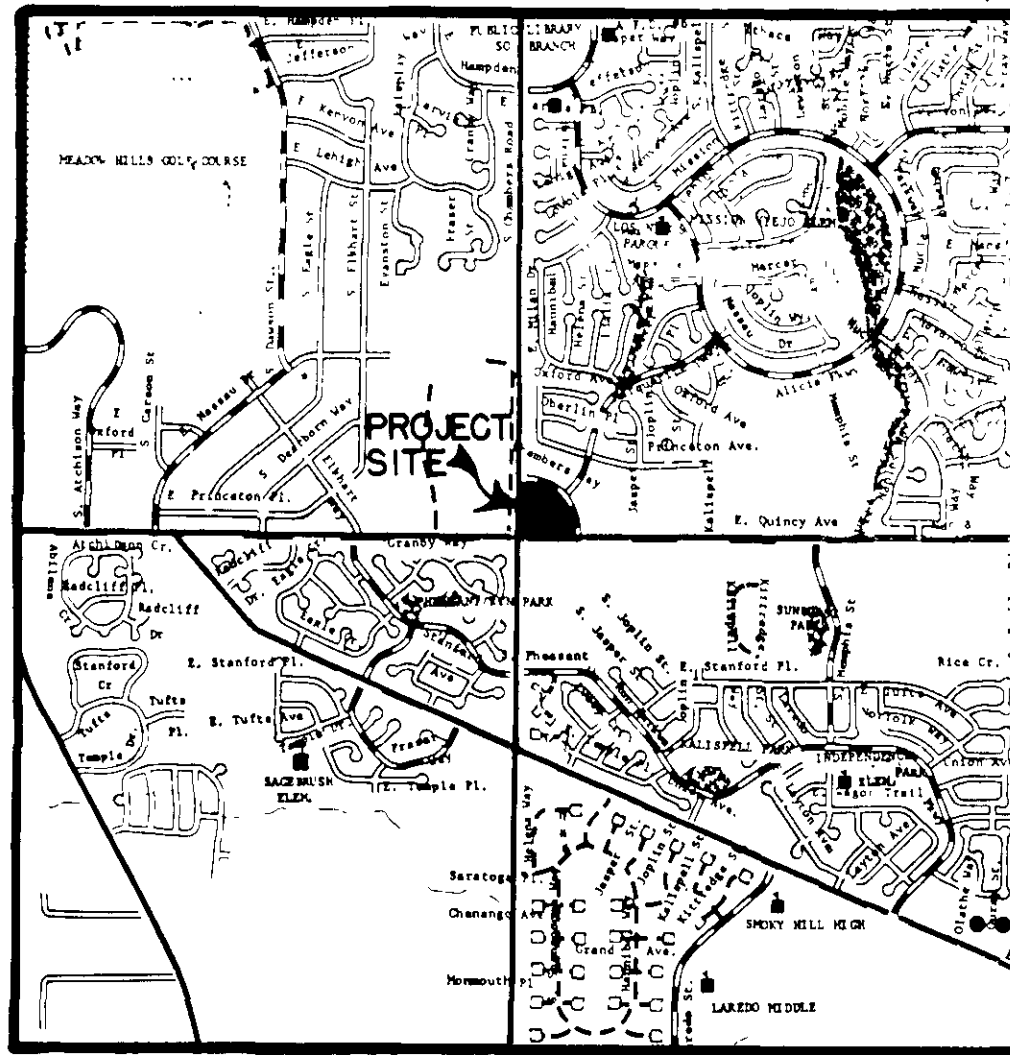
MAYOR: [Signature] 6/14/85 CITY CLERK: Wanda L. Young 6/19/85

**RECORDER'S CERTIFICATE**

This plat was filed for record in the office of the County Clerk and Recorder of Arapahoe County at \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_, Map \_\_\_\_\_, Reception No. \_\_\_\_\_

County Clerk and Recorder

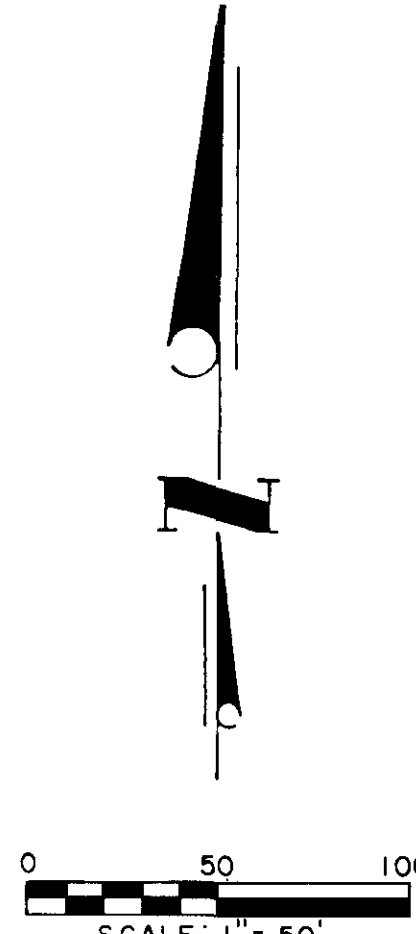
Deputy



VIGNITY MAP  
SCALE: 1"=2000'

**LEGEND**

- SET 30" LONG #5 REBAR & ROBINSON ENG CAP MARKED L.S. 2132
- CHISELED CROSS IN CONCRETE WITH BRASS DISK MARKED L.S. 2132
- ▨ INDICATES UTILITY EASEMENT RUNNING COINCIDENT WITH FIRE LANE EASEMENT



CURVE	DELTA	RADIUS	ARC
1	90°00'00"	25.00	39.27
2	90°59'30"	25.00	39.70
3	27°49'47"	20.00	9.71
4	15°18'25"	475.00	126.90

LINE	BEARING	DISTANCE
1	S 89°03'46"E	25.72
2	S 00°00'19"E	24.08
3	N 15°13'38"E	57.08
4	N 19°24'33"E	9.80

DEDICATED TO THE CITY OF AURORA PER BOOK 4198, PAGE 489 AS RECORDED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO

W 1/4 CORNER SECTION 5 T5S, R66W OF THE 6TH P.M.

FOUND CITY OF AURORA 2 1/2" BRASS CAP IN RANGE BOX L.S. #13327

SUMMIT PARK SUBDIVISION FILING NO. 2 BLOCK 1, TRACT "A"

MISSION VIEJO FILING NO. 3 TRACT "B"

SOUTH CHAMBERS WAY (100' R.O.W.) SOUTH MARGUERITE PKWY.

SOUTH CHAMBERS ROAD (110' R.O.W.)

LOT 1 1.510 ACRES±

LOT 3 1.522 ACRES±

LOT 2 2.133 ACRES±

EAST QUINCY AVENUE (110' R.O.W.)

QUINCY RIDGE SUBDIVISION FILING NO. 1 LOT 1, BLOCK 1

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