

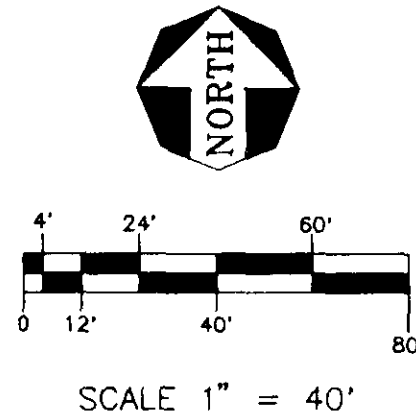
# MISSION VIEJO PLAZA SHOPPING CENTER SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, A PART OF LOT 2 AND LOT 3, 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

### LEGEND

- SET 5/8" x 24" PIN WITH YELLOW PLASTIC CAP  
L.S. NO. 27609 UNLESS OTHERWISE NOTED
- EASEMENTS DEDICATED BY THE PLAT OF MISSION  
VIEJO PLAZA SHOPPING CENTER SUB. FILING NO. 1  
AND BY BOOK 4192 PAGE 320
- EASEMENTS DEDICATED BY THIS PLAT



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT IT IS THE OWNER OF LOT 1, A PART OF LOT 2, AND LOT 3, BLOCK 1 MISSION VIEJO PLAZA SHOPPING CENTER SUBDIVISION FILING NO. 1 AS RECORDED IN ARAPAHOE COUNTY, SITUATED IN THE SW 1/4 OF SECTION 5, T.5 S., R.66W., OF THE 6TH P.M., CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 1, BLOCK 1 DIAMOND SHAMROCK CORNERSTORE NO. 2 SUBDIVISION FILING NO. 1; THENCE N00°56'14"E ALONG THE EASTERLY R.O.W. LINE OF SOUTH CHAMBERS ROAD A DISTANCE OF 317.33 FEET TO A POINT OF CURVE; THENCE ALONG CURVE TO THE RIGHT WHOSE CHORD BEARS N45°56'14"E A DISTANCE OF 35.36 FEET AND CONTINUING ALONG SAID EASTERLY R.O.W. LINE AND ALONG THE SOUTHERLY R.O.W. LINE OF SOUTH CHAMBERS WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENT; THENCE S89°03'46"E AND CONTINUING ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 25.72 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S44°33'02"E A DISTANCE OF 666.34 FEET AND CONTINUING ALONG SAID SOUTHERLY R.O.W. LINE AND ALONG THE WESTERLY R.O.W. LINE OF SOUTH CHAMBERS WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 89°04'49", A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 738.50 FEET TO A POINT OF TANGENT; THENCE S00°00'19"E AND CONTINUING ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 24.08 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S44°59'41"W A DISTANCE OF 35.36 FEET AND CONTINUING ALONG SAID WESTERLY R.O.W. LINE AND ALONG THE NORTHERLY R.O.W. LINE OF EAST QUINCY AVENUE, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENT; THENCE S89°59'41"W AND CONTINUING ALONG SAID NORTHERLY R.O.W. LINE A DISTANCE OF 182.67 FEET TO THE SE CORNER OF LOT 1, BLOCK 1 GREASE MONKEY SUBDIVISION FILING NO. 1; THENCE N00°58'14"E ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1 GREASE MONKEY SUBDIVISION FILING NO. 1 A DISTANCE OF 177.74 FEET TO THE NE CORNER OF LOT 1, BLOCK 1 GREASE MONKEY SUBDIVISION FILING NO. 1; THENCE N89°01'00"W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 GREASE MONKEY SUBDIVISION FILING NO. 1 A DISTANCE OF 84.05 FEET TO THE WEST CORNER OF LOT 1, BLOCK 1 GREASE MONKEY SUBDIVISION FILING NO. 1; THENCE S00°56'14"W ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1 GREASE MONKEY SUBDIVISION FILING NO. 1 A DISTANCE OF 0.50 FEET TO THE NE CORNER OF LOT 1, BLOCK 1 DIAMOND SHAMROCK CORNERSTORE NO. 2 SUBDIVISION FILING NO. 1; THENCE N89°03'46"W ALONG THE NORTH LINE OF LOT 1, BLOCK 1 DIAMOND SHAMROCK CORNERSTORE NO. 2 SUBDIVISION FILING NO. 1 A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING, CONTAINING (167,672 SQUARE FEET, MORE OR LESS) 3.849 ACRES, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MISSION VIEJO PLAZA SHOPPING CENTER SUBDIVISION FILING NO. 2 AND THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

### 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 XVII, 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  
*[Signature]*  
SPEIRO DEMIS, AS GENERAL PARTNER

### NOTARIAL:

STATE OF COLORADO } ss  
COUNTY OF *Arapahoe*

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 02 DAY OF October, 1994 A.D. BY SPEIRO DEMIS, AS GENERAL PARTNER OF MISSION VIEJO PLAZA LTD., A COLORADO LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL *[Signature]* NOTARY PUBLIC  
MY COMMISSION EXPIRES 04 / 15 / 1998

### CONTRACT PURCHASER:

SHIRK ENTERPRISES, INC., A COLORADO CORPORATION  
*[Signature]*  
GLENN SHIRK, AS PRESIDENT

### NOTARIAL:

STATE OF COLORADO } ss  
COUNTY OF *Arapahoe*

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 06 DAY OF September, 1994 A.D. BY GLENN SHIRK, PRESIDENT OF SHIRK ENTERPRISES, INC., A COLORADO CORPORATION, AS CONTRACT PURCHASER.

WITNESS MY HAND AND OFFICIAL SEAL *[Signature]* NOTARY PUBLIC  
MY COMMISSION EXPIRES 04 / 15 / 1998

### 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 IN PLACE AS DESCRIBED ON 02/15/94, 1994.

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

### CITY OF AURORA APPROVALS:

DIRECTOR OF PUBLIC WORKS *[Signature]* DATE 9/7/94

CITY ATTORNEY *[Signature]* DATE \_\_\_\_\_

DIRECTOR OF PLANNING *[Signature]* DATE 7-2-94

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 15 DAY OF 1994 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.

### 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.

BEARINGS USED ON THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF LOT 1, BLOCK 1, DIAMOND SHAMROCK CORNERSTORE NO. 2 SUBDIVISION FILING NO. 1, AS RECORDED IN ARAPAHOE COUNTY, COLORADO BEARS S89°03'46"E BOUNDED AND REFERENCED BY A (FOUND) 5/8" PIN & CAP L.S. NO. 9652 LOCATED AT THE NE AND NW CORNER OF SAID LOT 1.

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.

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.

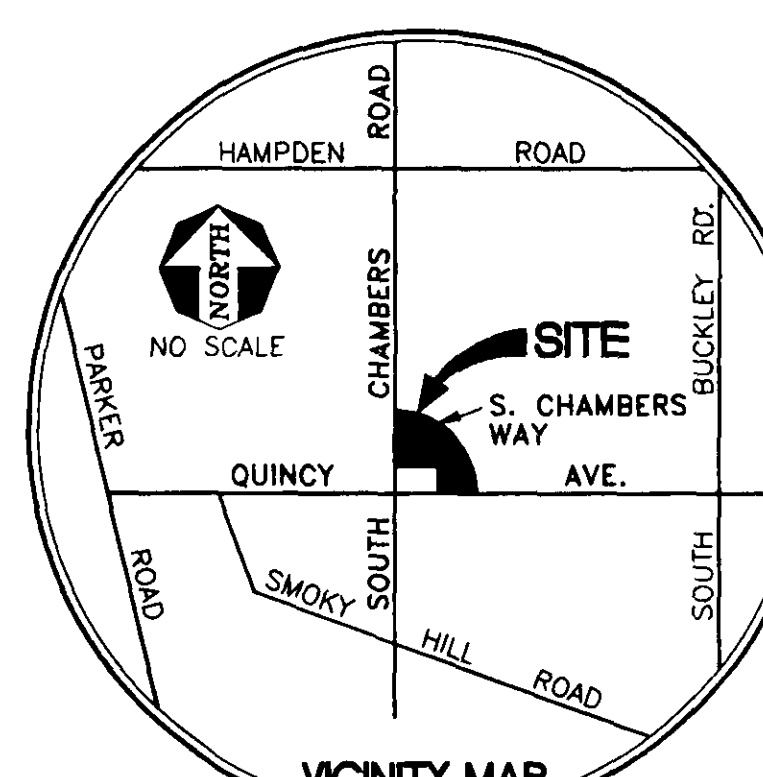
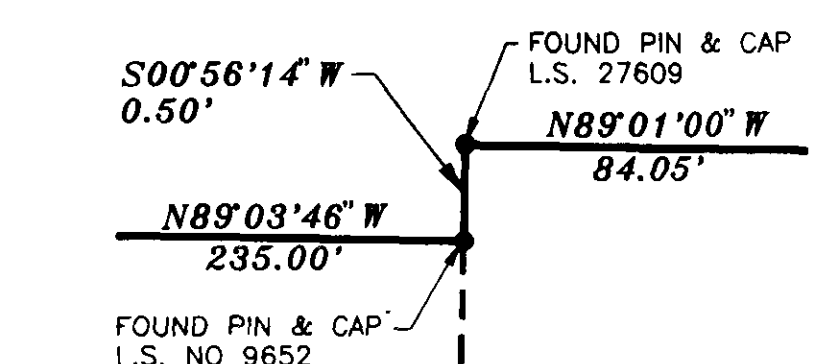
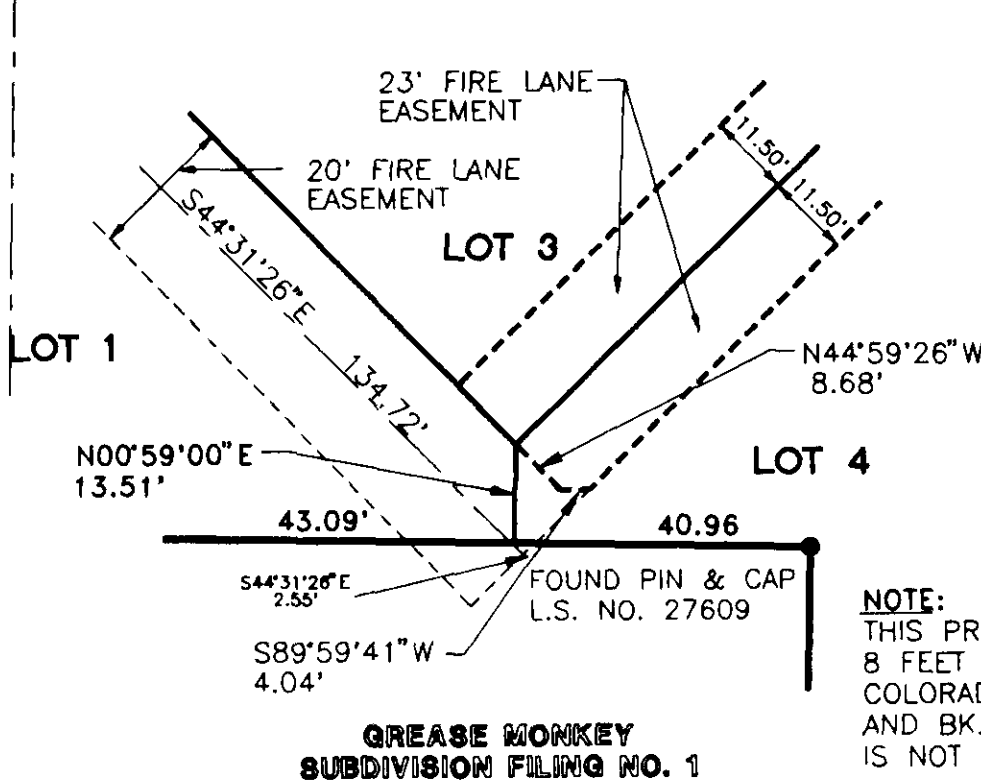
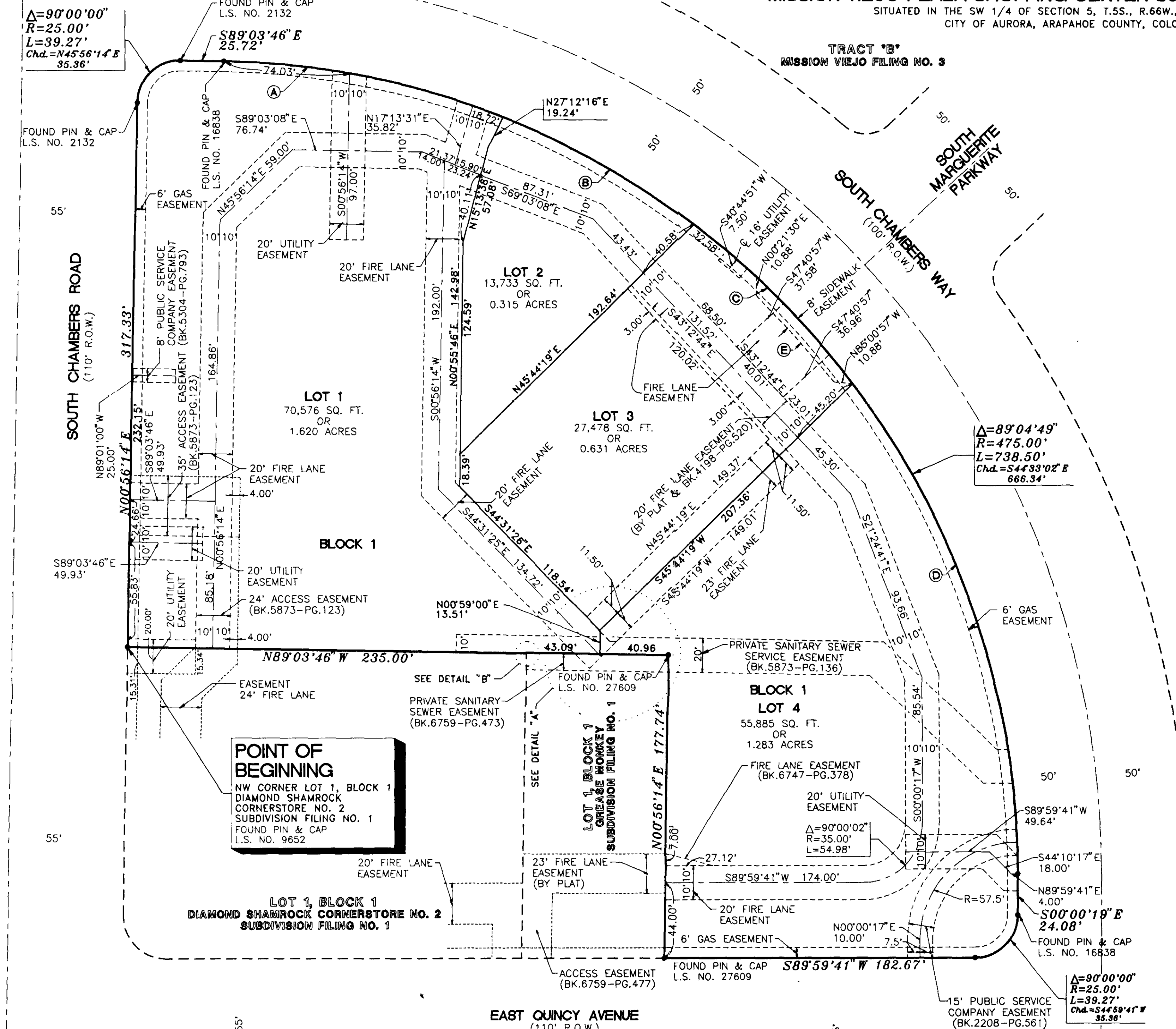
### NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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.

### RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994 A.D. IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER  
DEPUTY \_\_\_\_\_



CURVE TABLE					
	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
(A)	20°23'07"	475.00'	169.00'	S78°53'54"E	168.11'
(B)	15°31'24"	475.00'	128.69'	S60°56'38"E	128.30'
(C)	15°54'55"	475.00'	131.94'	S45°13'29"E	131.52'
(D)	37°15'24"	475.00'	308.87'	S18°38'19"E	303.46'
(E)	08°21'01"	467.00'	68.06'	S42°20'24"E	68.00'

PREPARED BY:  
**Engineering Service Company**  
14426 East Evans Avenue, Suite 150  
Aurora, Colorado 80014  
Phone: (303) 337-1393 Fax: (303) 337-7481  
engineers-surveyors  
DWR NO. E-359 DSK FILE W/PLAT