

# QUINCY CREEK SUBDIVISION FILING NO. 1

A PART OF SECTION 5, T.5 S., R.66 W. OF THE 6th. P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. THIS IS A RESUBDIVISION OF TRACT D AND LOTS 1-130 BLOCK 5, AND TRACTS C & E AND LOTS 1-83 BLOCK 6, MISSION VIEJO SUBDIVISION FILING NO. 13.

Recorded 9/83  
BK 67 Pg. 50

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS

That the undersigned warrants that they are the owners of a parcel of land located in Tracts C and E and Lots 1-83, inclusive, Block 6, and Tract D, Lots 1-130, inclusive, Block 5, Mission Viejo Subdivision Filing No. 13 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, being more particularly described as follows:

Commencing at the Southeast corner of said Section 5; thence N 89°59'43" W, along the South line of said Section 5, a distance of 2236.07 feet; thence departing the South line of said Section 5 N 00°00'17" E, a distance of 55.00 feet to the a POINT OF BEGINNING, said point also being on the North right-of-way line of East Quincy Avenue; thence along said North right-of-way line N 89°59'43" W, a distance of 613.02 feet to a point on the Southwesterly corner of said Block 5; thence along the Westerly and Northerly line of said Block 5 the following ten courses:

1. N 00°03'00" W, a distance of 841.43 feet;
2. N 20°43'42" E, a distance of 53.21 feet;
3. N 24°47'47" E, a distance of 265.00 feet;
4. S 85°39'18" E, a distance of 177.85 feet;
5. S 88°12'24" E, a distance of 103.84 feet;
6. N 89°25'19" E, a distance of 111.88 feet;
7. N 85°45'31" E, a distance of 111.88 feet;
8. N 82°05'43" E, a distance of 111.88 feet;
9. N 78°25'55" E, a distance of 111.88 feet;
10. N 75°41'04" E, a distance of 115.54 feet;

To a point on the Westerly right-of-way line of South Memphis Street, said point also being on a point of curve; thence along said Westerly right-of-way line the following five courses:

1. along the arc of said curve to the right having a central angle of 40°17'25", a radius of 797.44 feet, an arc length of 560.76 feet, and whose chord bears S 10°36'35" W, a chord distance of 549.27 feet to a point of tangent;
2. S 30°45'17" W along said tangent a distance of 162.27 feet to a point of curve;
3. along the arc of said curve to the left having a central angle of 30°45'00", a radius of 598.68 feet, an arc length of 321.31 feet to a point of tangent;
4. S 00°00'17" W, along said tangent a distance of 185.00 feet to a point of curve;
5. Along the arc of said curve to the right having a central angle of 90°00'00", a radius of 25.00 feet, an arc length of 39.27 feet

to the POINT OF BEGINNING, containing 19.59 acres (853.456 sq. ft.), more or less.

Have laid out, platted, and subdivided the same into lots, blocks, and tract shown under the name and style of QUINCY CREEK SUBDIVISION FILING NO. 1, 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.

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 the City of Aurora, Colorado, are in place and accepted by the City of cash funds or other security for the same are escrowed with the City of Aurora, and Certificate of Occupancy has been issued by the City.

Mission Viejo Company

*James G. Toepfer*  
James G. Toepfer  
President - Colorado Division

*Joseph B. Blake*  
Joseph B. Blake  
Assistant Secretary

State of Colorado  
County of *Arapahoe*

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, 1983, A.D. by James G. Toepfer, President, Colorado Division, and Joseph B. Blake, Assistant Secretary of Mission Viejo Company.

Witness My Hand and Seal *Evangelina J. Steiner*  
Address 66 Duane Street, Aurora, CO 80012  
My Commission Expires 4-28-85

SHEET 1 OF 4

CITY OF AURORA APPROVALS

City Engineer *Carroll R. [Signature]* Date 8-19-83

City Attorney \_\_\_\_\_ Date \_\_\_\_\_

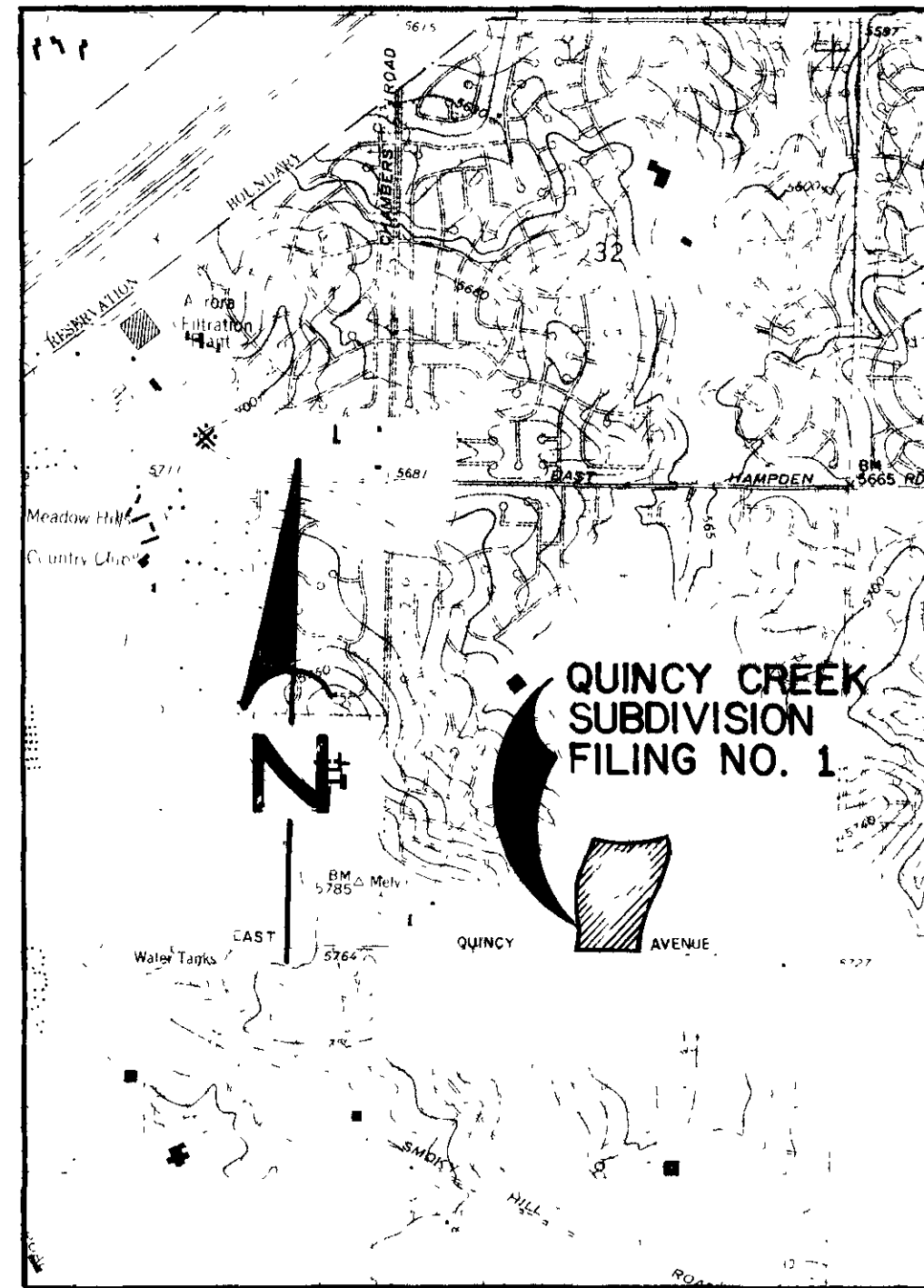
Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

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 \_\_\_\_\_, A.D., 1983.

Mayor: \_\_\_\_\_ City Clerk \_\_\_\_\_

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., 1983 in Book \_\_\_\_\_, Page \_\_\_\_\_, Map \_\_\_\_\_ Reception No. \_\_\_\_\_

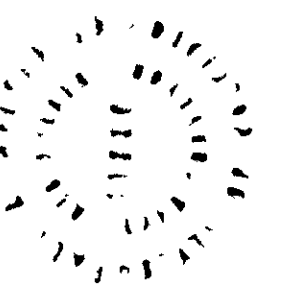
County Clerk and Recorder \_\_\_\_\_ By: \_\_\_\_\_ Deputy



**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 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 July 29, 1983.

*Paul D. Nelson, Jr.*  
Paul D. Nelson, Jr., R.L.S. 11330



**NOTES:**

1. All boundary control points are 5/8 x 24 inch steel pins with cap and L.S. No. 11330, or as noted.
2. All street control points are 5/8 x 24 inch steel pin with cap and L.S. No. 11330 in City of Aurora range box to be set upon completion of street construction.
3. 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.
4. All other easements are eith (8') feet in width along rear lot lines and are for utility purposes, except where indicated otherwise.
5. 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".
6. 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.
7. Bearings are based on the South line of Section 5, T. 5 S., R. 66 W., of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado as being N 89°59'43" W.
8. There is a 2.5 foot utility easement adjacent to all 50.00 foot right-of-ways with an adjoining 6.00 foot gas easement.
9. U.E. Denotes utility easement.
10. Tract "A" to be landscaped and maintained by Homeowners Association.

**Costin Engineering**

CIVIL ENGINEERING AND SURVEYING  
2775 WEST HAMPDEN AVE  
ENGLEWOOD, COLORADO 80110  
TELEPHONE 303 762-0630

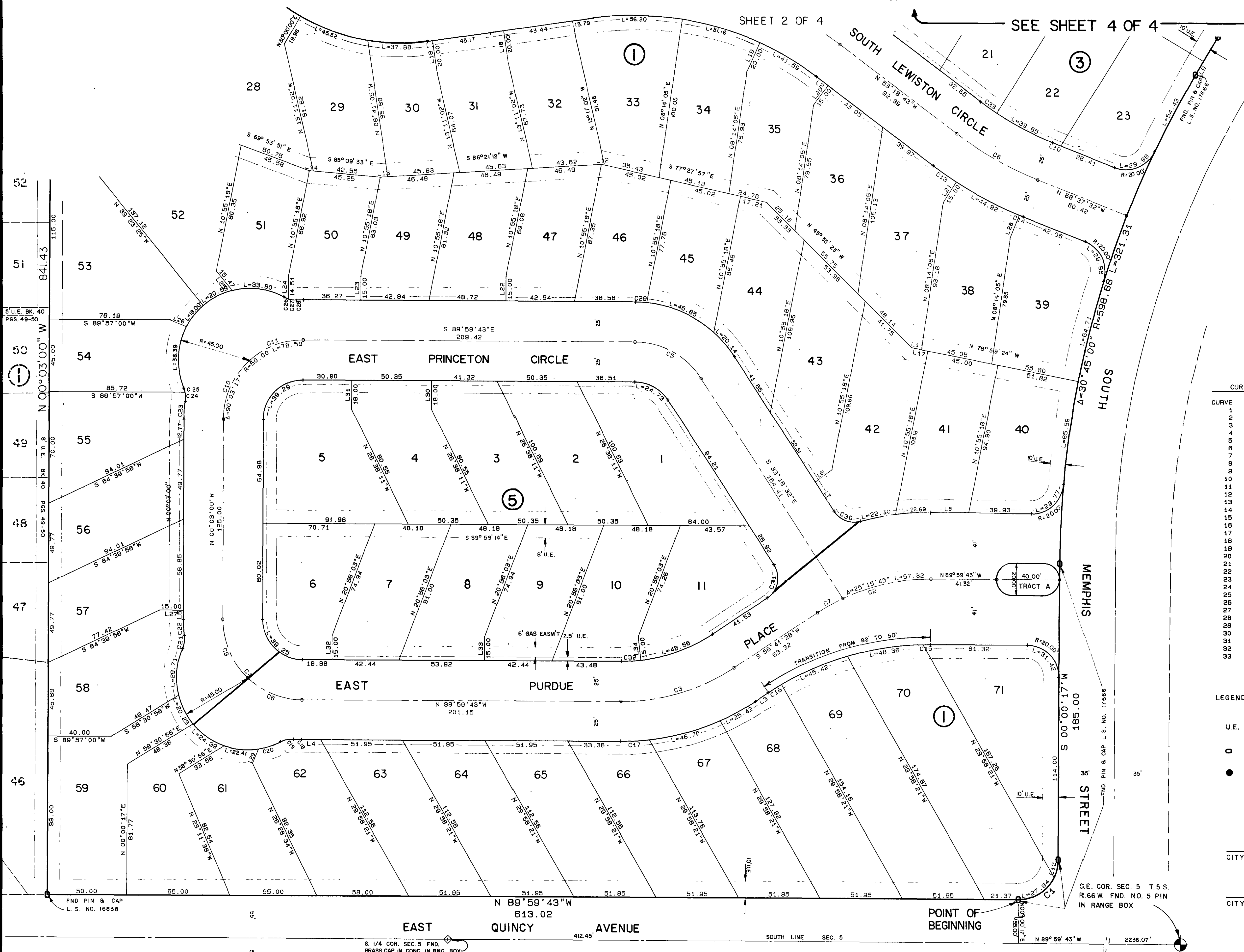
JOB NO. \_\_\_\_\_ DRAWN *[Signature]* CHECKED \_\_\_\_\_ APPROVED \_\_\_\_\_

# QUINCY CREEK SUBDIVISION FILING NO. 1

A PART OF SECTION 5, T.5 S., R.66 W. OF THE 6th. P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. THIS IS A RESUBDIVISION OF TRACT D AND LOTS 1-130 BLOCK 5, AND TRACTS C & E AND LOTS 1-83 BLOCK 6, MISSION VIEJO SUBDIVISION FILING NO. 13.



DATE OF PREPARATION - JULY 20, 1983



LINE TABLE FOR SHEET 2 OF 4 ONLY

LINE	BEARING	DISTANCE
1	N 81°46'13"E	3.33
2	S 53°18'43"E	8.36
3	S 58°41'28"W	9.84
4	N 88°59'43"W	11.82
5	N 00°03'00"W	5.61
6	N 56°41'28"E	11.68
7	S 33°18'56"E	22.11
8	S 88°59'43"E	23.49
9	S 30°45'17"W	10.00
10	N 68°37'32"W	5.68
11	N 78°59'24"W	8.15
12	S 88°21'12"W	2.01
13	S 88°21'12"W	4.60
14	N 85°09'33"W	2.71
15	N 68°53'51"W	11.30
16	S 88°57'00"W	10.00
17	S 78°59'24"E	10.18
18	N 08°13'47"W	20.00
19	N 24°08'47"E	20.00
20	N 36°41'17"E	15.00
21	N 32°30'21"E	15.00
22	N 00°00'17"E	15.00
23	N 00°00'17"E	15.00
24	N 00°00'17"E	14.51
25	N 39°23'25"W	15.47
26	N 62°05'24"W	11.12
27	S 88°57'00"W	15.00
28	N 22°00'07"E	15.00
29	N 25°58'11"E	9.90
30	N 00°00'17"E	18.00
31	N 00°00'17"E	18.00
32	N 00°00'17"E	15.00
33	N 00°00'17"E	15.00
34	N 08°48'45"W	15.00

CURVE TABLE FOR SHEET 2 OF 4 ONLY

CURVE	DELTA	RADIUS	ARC	TANGENT
1	80°00'00"	25.00	39.27	25.00
2	33°18'49"	130.00	75.59	38.80
3	33°18'49"	130.00	75.59	38.80
4	88°56'43"	50.00	78.49	49.95
5	56°41'11"	50.00	49.47	26.67
6	15°18'50"	220.00	58.80	29.58
7	8°03'04"	130.00	18.27	8.15
8	43°02'41"	50.00	37.56	19.72
9	46°54'02"	50.00	40.93	21.69
10	47°47'32"	50.00	41.71	22.15
11	42°15'45"	50.00	36.88	19.32
12	25°58'27"	25.00	11.33	5.77
13	4°10'57"	245.00	17.88	8.95
14	0°37'38"	245.00	2.68	1.34
15	1°28'10"	186.37	4.78	2.38
16	3°00'49"	186.37	8.80	4.80
17	6°39'26"	155.00	18.01	9.02
18	4°06'09"	75.00	5.37	2.68
19	31°35'11"	15.00	8.27	4.24
20	17°53'53"	45.00	14.06	7.08
21	31°35'11"	15.00	8.27	4.24
22	7°57'26"	75.00	10.42	5.22
23	8°51'00"	75.00	11.58	5.80
24	21°18'38"	15.00	5.59	2.82
25	10°16'33"	15.00	2.68	1.35
26	11°24'26"	15.00	2.99	1.50
27	20°10'44"	15.00	5.28	2.67
28	3°18'12"	75.00	4.35	2.17
29	5°30'38"	75.00	7.21	3.61
30	7°45'48"	15.00	18.77	10.55
31	80°00'00"	15.00	23.56	15.00
32	6°49'02"	105.00	12.48	6.25
33	3°39'46"	195.00	12.47	6.24

LEGEND:

- U.E. DENOTES UTILITY EASEMENT
- DENOTES L.S. PIN & CAP OR TAG AS NOTED
- DENOTES SET PIN & CAP L.S. NO. 11330 (5/8" REBAR 24" LONG)

*David R. ...*  
CITY ENGINEER      8/19/83  
DATE

\_\_\_\_\_  
CITY ATTORNEY      \_\_\_\_\_  
DATE

Costin Engineering

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SHEET 3 OF 4

SEE SHEET 4 OF 4

LINE TABLE FOR SHEET 3 OF 4 ONLY

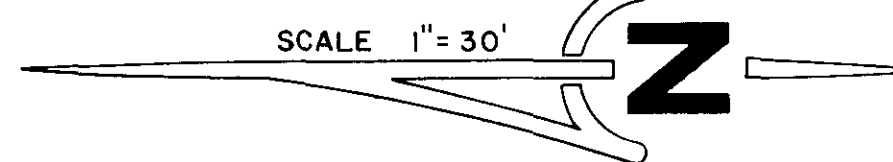
LINE	BEARING	DISTANCE
1	S 88°12'24"E	11.18
2	N 88°12'24"W	13.47
3	N 88°12'24"W	3.90
4	S 24°47'47"W	10.00
5	N 85°48'13"E	3.33
6	S 53°18'43"E	9.38
7	S 00°03'00"E	2.24
8	S 81°48'13"W	5.48
9	N 00°03'00"W	5.36
10	N 24°47'47"E	10.47
11	S 20°25'05"W	9.00
12	S 20°25'05"W	5.07
13	N 00°03'00"W	9.20
14	S 24°47'47"W	11.90
15	N 85°34'55"E	20.00
16	S 78°41'03"E	20.00
17	N 89°57'00"E	20.00
18	S 86°21'12"W	2.01
19	S 86°21'12"W	4.60
20	N 85°09'33"W	2.71
21	N 89°53'15"W	11.30
22	S 89°57'00"W	10.00
23	S 04°04'42"E	15.00
24	S 02°30'30"E	15.00
25	S 00°35'36"W	15.00
26	S 32°58'26"E	25.00
27	N 15°57'18"E	8.73
28	N 30°00'00"E	19.98
29	N 08°13'47"W	20.00
30	N 09°13'47"W	20.00
31	N 24°08'47"E	20.00
32	N 35°41'17"E	15.00
33	N 00°00'17"E	15.00
34	N 00°00'17"E	15.00
35	N 00°00'17"E	14.51
36	N 39°23'25"W	15.47

CURVE TABLE FOR SHEET 3 OF 4 ONLY

CURVE	DELTA	RADIUS	ARC	TANGENT
1	24°50'47"	155.00	67.22	34.14
2	21°03'34"	105.00	38.59	19.52
3	1°54'38"	180.00	8.00	3.00
4	2°48'07"	125.00	8.15	3.08
5	11°24'28"	15.00	2.99	1.50
6	20°10'44"	15.00	5.28	2.67
7	3°19'12"	75.00	4.35	2.17
8	5°30'38"	75.00	7.24	3.64
9	8°48'13"	15.00	21.42	13.00
10	2°43'55"	75.00	3.58	1.79
11	8°22'22"	130.00	14.46	7.24
12	88°43'40"	15.00	23.23	14.87
13	71°03'34"	80.00	29.40	14.87
14	5°32'36"	365.00	35.31	17.67
15	0°08'40"	240.00	0.47	0.23
16	2°15'30"	240.00	8.46	4.73
17	85°22'51"	15.00	22.35	13.84
18	88°43'48"	15.00	23.23	14.87

LEGEND:

- UE. DENOTES UTILITY EASEMENT
- DENOTES L.S. PIN & CAP OR TAG AS NOTED
- DENOTES SET PIN & CAP L.S. NO. 11330 (5/8" REBAR 24" LONG)



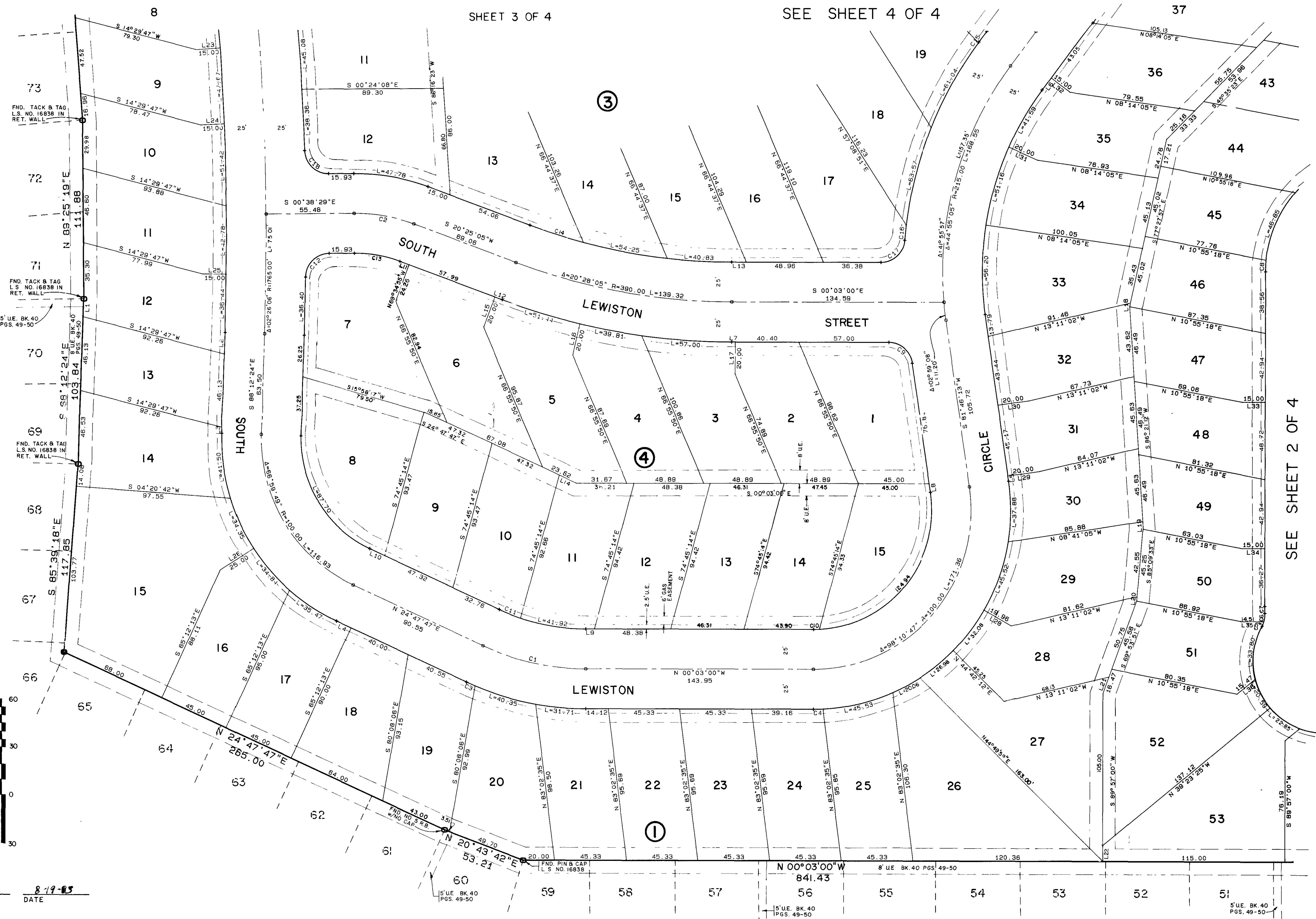
DATE OF PREPARATION - JULY 20, 1993

*Donald R. Hogan*  
CITY ENGINEER

8-19-93  
DATE

CITY ATTORNEY

DATE



MISSION VIEJO SUBDIVISION FILING NO. 13

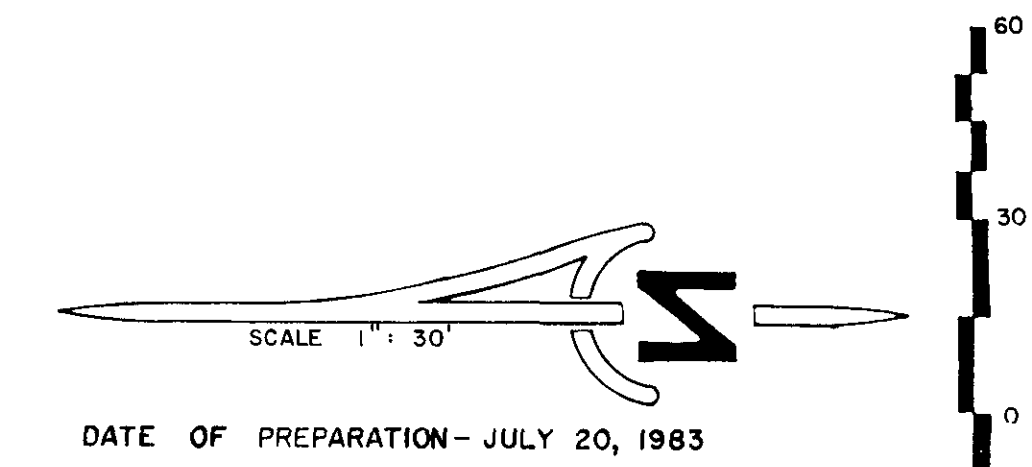
**Costin Engineering**  
CIVIL ENGINEERING AND LAND SURVEYING  
2775 WEST HAMDEN AVE. ENGLEWOOD COLORADO 80110  
TELEPHONE 1-303-782-0630

SEE SHEET 2 OF 4

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SHEET 4 OF 4



LINE TABLE FOR SHEET 4 OF 4 ONLY

LINE	BEARING	DISTANCE
1	S 53°18'43"E	8.36
2	S 59°14'43"E	2.94
3	S 30°45'17"W	10.00
4	N 88°37'32"W	5.66
5	N 00°03'00"W	6.20
6	S 20°25'05"W	15.00
7	N 72°12'58"W	25.00
8	N 87°13'42"E	20.00
9	N 44°27'26"E	20.00
10	N 30°45'17"E	20.00
11	S 15°34'47"E	15.00
12	S 12°10'53"E	15.00
13	S 10°31'14"E	15.00
14	S 07°15'48"E	15.00
15	S 05°38'45"E	15.00
16	S 04°04'42"E	15.00
17	S 02°30'30"E	15.00
18	N 24°08'47"E	20.00
19	N 38°41'17"E	15.00
20	N 85°45'31"E	00.14
21	S 00°35'36"W	15.00

CURVE TABLE FOR SHEET 4 OF 4 ONLY

CURVE	DELTA	RADIUS	ARC	TANGENT
1	15°18'50"	220.00	58.80	29.58
2	21°03'34"	105.00	38.59	19.52
3	17°52'15"	160.00	48.91	25.16
4	0°02'37"	1740.00	1.33	0.66
5	4°10'57"	245.00	17.88	8.95
6	21°03'34"	80.00	29.40	14.87
7				
8	2°24'07"	150.00	8.16	3.08
9	3°39'48"	195.00	12.47	8.24
10	0°08'40"	240.00	0.47	0.23
11	2°15'30"	240.00	9.46	4.73
12	65°22'51"	15.00	22.35	13.84
13	88°43'48"	15.00	23.23	14.67
14	88°43'48"	15.00	23.23	14.67
15	2°41'44"	135.00	8.35	3.18
16	88°43'48"	15.00	23.23	14.67
17	0°03'30"	1790.00	1.82	0.91
18	29°03'37"	45.00	22.82	11.66
19	101°46'04"	15.00	26.64	18.45

- LEGEND:
- U.E. DENOTES UTILITY EASEMENT
  - SET PIN & CAP L.S. NO. 11330 (5/8" REBAR 24" LONG)
  - DENOTES L.S. PIN & CAP OR TAG AS NOTED.

CITY ENGINEER Darrell R. Hogan DATE 8-19-83

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

**Costin Engineering**  
CIVIL ENGINEERING AND LAND SURVEYING  
2775 WEST HAMPTON AVE. ENGLEWOOD, COLORADO 80110  
TELEPHONE: (303) 762-0630



SEE SHEET NO. 2 OF 4

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