

C2-2204

# FRENCH CREEK SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 39 THRU 73, TRACT G AND TRACT B, BLOCK 8 OF MISSION VIEJO SUBDIVISION, FILING NO. 13  
BEING A PORTION OF SECTION 5, T. 5 S., R. 66 W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 1 OF 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned warrants that they are the owners of a parcel of land located in Tracts B and G and lots 39-73 inclusive, Block 8, 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, 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 2176.07 feet; thence departing the South line of said Section 5, N 00°00'17" E, a distance of 240.00 feet to point of intersection of the centerline of South Memphis Street and the extension of the Southeasterly right-of-way line of South Mobile Circle; thence along the extension of and the Southeasterly right-of-way line of said South Mobile Circle the following three courses:

- 1.) S 89°59'43" E, a distance of 159.78 feet to a point of curve
- 2.) along the arc of said curve to the left having a central angle of 72°15'00", a radius of 216.81 feet, an arc length of 273.40 feet to a point of tangent
- 3.) N 17°45'17" E along said tangent a distance of 155.50 feet

to the POINT OF BEGINNING, said point being the Southwesterly corner of said Tract B; thence continuing along the Southeasterly right-of-way line of South Mobile Circle, said right-of-way line also being the Westerly line of said Tracts B and G, the following nine courses:

- 1.) N 17°45'17" E, a distance of 129.50 feet to a point of curve
- 2.) along the arc of said curve to the right having a central angle of 06°00'00", a radius of 929.06 feet, an arc length of 97.29 feet to a point of tangent
- 3.) along said tangent N 23°45'17" E, a distance of 185.00 feet to a point of curve
- 4.) along the arc of said curve to the left having a central angle of 20°45'00", a radius of 434.65 feet, an arc length of 157.41 feet to a point of tangent
- 5.) along said tangent N 03°00'17" E, a distance of 97.00 feet to a point of curve
- 6.) along the arc of said curve to the right having a central angle of 13°00'00", a radius of 326.08 feet, an arc length of 73.99 feet to a point of tangent
- 7.) along said tangent N 16°00'17" E, a distance of 60.00 feet to a point of curve
- 8.) along the arc of said curve to the left having a central angle of 34°39'36", a radius of 225.52 feet, an arc length of 136.42 feet to a point of tangent
- 9.) along said tangent N 18°39'19" W, a distance of 32.51 feet to the most Northwesterly corner of said Tract G;

thence along the Northerly line of said Tract G the following two courses:

- 1.) N 72°45'125" E, a distance of 150.35 feet
- 2.) N 63°09'28" E, a distance of 186.63 feet to the

Northeasterly corner of said Tract G, said corner being a point on a curve; thence along the Easterly line of said Tracts G and B the following eleven courses:

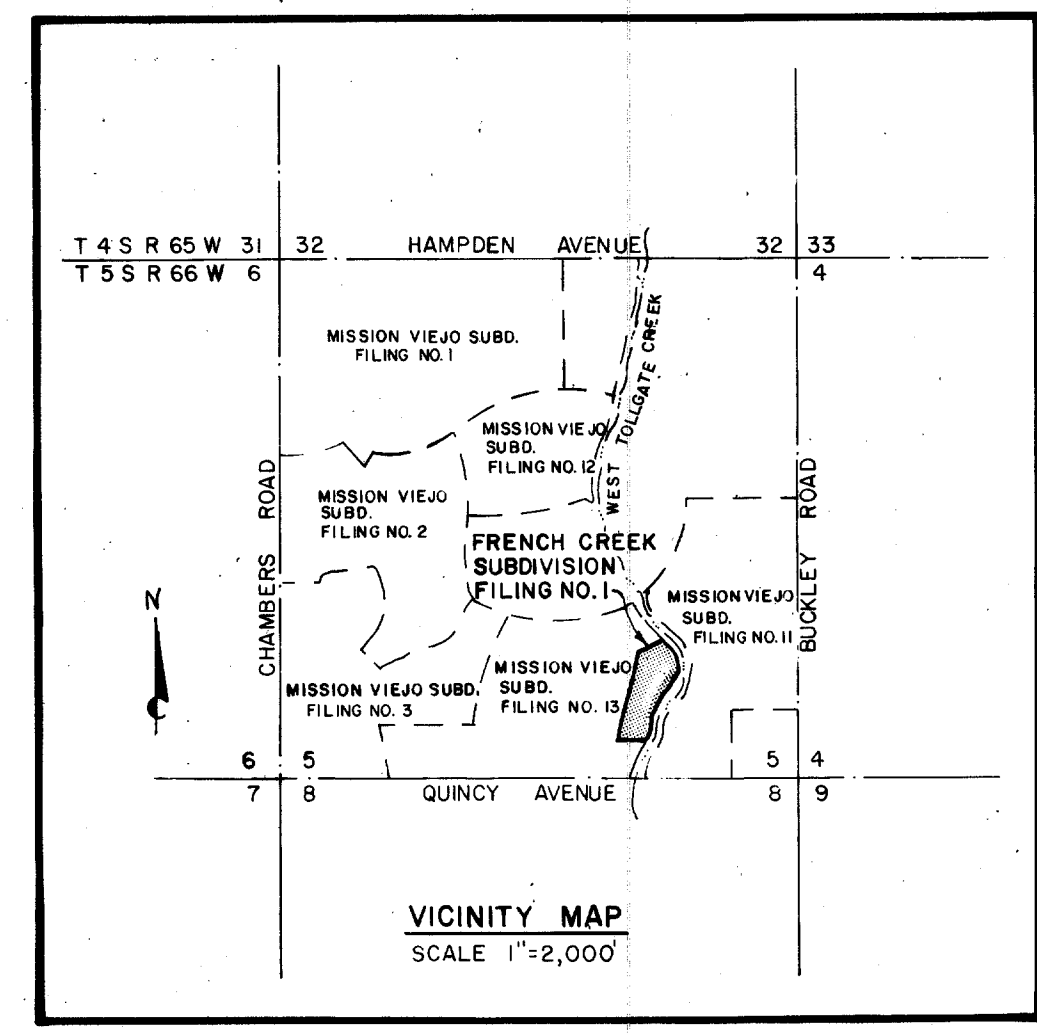
- 1.) In a Southeasterly direction along the arc of said curve to the right having a central angle of 00°18'34", a radius of 450.00 feet, an arc length of 2.43 feet and whose chord bears S 26°59'49" E, a chord distance of 2.43 feet to a point of tangent
- 2.) along said tangent S 26°50'32" E, a distance of 96.24 feet to a point of curve
- 3.) along the arc of a curve to the right having a central angle of 26°30'00", a radius of 210.80 feet, an arc length of 97.50 feet to a point of compound curve
- 4.) along the arc of said compound curve to the right having a central angle of 57°00'00", a radius of 150.00 feet, an arc length of 149.23 feet to a point of reverse curve
- 5.) along said reverse curve to the left having a central angle of 54°30'00", a radius of 340.10 feet, an arc length of 323.50 feet to a point of tangent
- 6.) along said tangent S 02°09'28" W, a distance of 23.62 feet to a point of curve
- 7.) along the arc of said curve to the right having a central angle of 30°00'00", a radius of 450.00 feet, an arc length of 235.62 feet to a point of tangent
- 8.) along said tangent S 32°09'28" W, a distance of 7.39 feet to a point of curve
- 9.) along the arc of a curve to the left having a central angle of 22°00'00", a radius of 650.00 feet, an arc length of 249.58 feet to a point of tangent
- 10.) along said tangent S 10°09'28" W, a distance of 13.97 feet to a point of curve
- 11.) along said curve to the right having a central angle of 04°17'45", a radius of 550.03 feet, an arc length of 41.24 feet and whose chord bears S 12°18'20" W, a chord distance of 41.23 feet to the Southeasterly corner of said Tract B;

thence N 72°14'43" W along the Southerly line of said Tract B, a distance of 196.97 feet to the POINT OF BEGINNING.

Containing 5.64 acres (245,815 square feet), more or less.

Have laid out, platted, and subdivided the same into lots, blocks and tracts shown, under the name and style of FRENCH 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.



### 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. 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.
3. All other easements are as shown and are for utility purposes, except where indicated otherwise.
4. 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".
5. 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.
6. Bearings are based on the South line of Section 5 as bearing N 89°59'43" W.
7. There is a 4.0 foot utility easement adjacent to all 50.00 foot right-of-ways with an adjoining 6.00 feet gas easement.
8. U.E. Denotes utility easement.
9. All lots have a 3.0 foot walkway easement on the rear as shown.
10. All tracts to be common area and landscape area and to be owned and maintained by Homeowners Association.

Mission Viejo Company

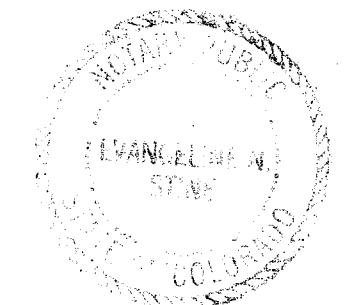
*James G. Toepfer*  
James G. Toepfer  
President - Colorado Division

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

State of Colorado  
County of Arapahoe

The foregoing instrument was acknowledged before me this 02 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 *Ernestine M. Heston*  
Address 6 Southview Court East  
Englewood, Co. 80122  
My Commission Expires 9-28-85



### CITY OF AURORA APPROVALS

City Engineer *Danell R. Hoggate* Date 8-19-83

City Attorney *John R. Ragan* Date Sept 1, 1983

Planning Commission *John R. Ragan* Date 8-24-83

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 7th day of SEP, A.D., 1983.

Mayor: 9/7/83 City Clerk *G.S. Johnston*

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

"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 adjustments, and that all boundary monuments and control corners shown hereon were in place as described on 7-18-83."

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



C2-2204

**Castle Engineering**  
CIVIL ENGINEERING AND LAND SURVEYING  
2775 WEST HAMPDEN AVE. ENGLEWOOD, COLORADO 80110  
TELEPHONE: (303) 782-0830


# FRENCH CREEK SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 39 THRU 73, TRACT G AND TRACT B, BLOCK 8 OF MISSION VIEJO SUBDIVISION, FILING NO. 13  
BEING A PORTION OF SECTION 5, T.5.S., R.66W., OF THE 6TH.P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
SHEET 2 OF 2

### ACREAGE OF TRACT

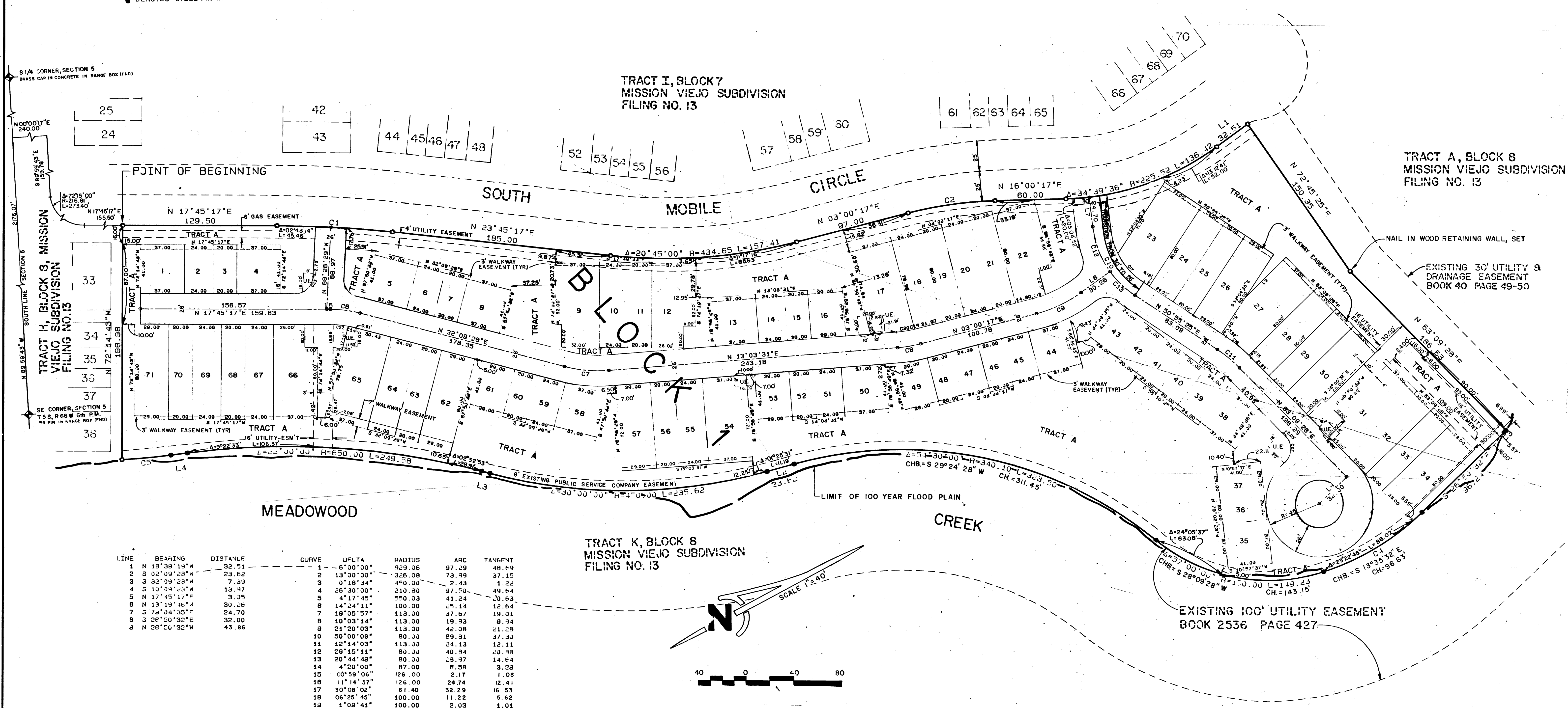
TRACT	ACRES
A	2.13

### LEGEND:

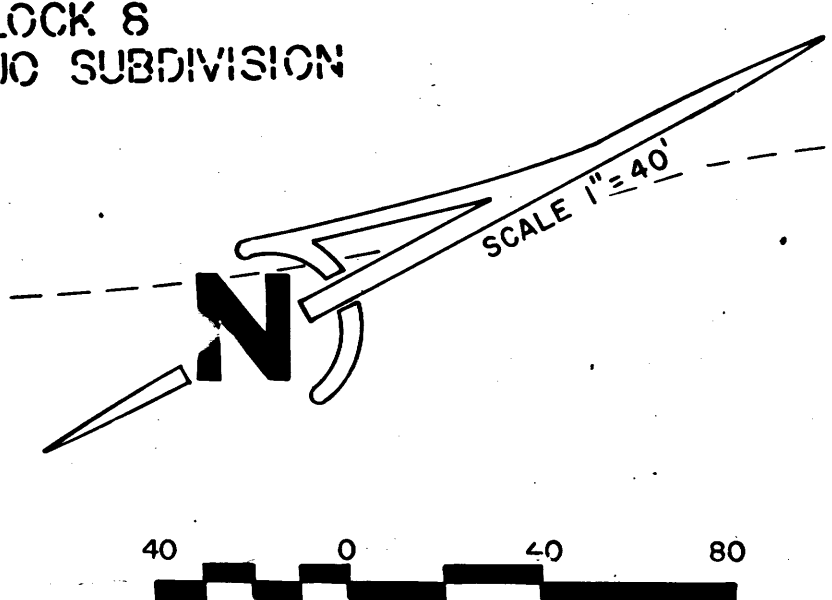
-  DENOTES PRIVATE DRIVE, FIRE LANE AND UTILITY EASEMENT
- 2 DENOTES LOT NUMBER
- ⑦ DENOTES BLOCK NUMBER
- UE DENOTES UTILITY EASEMENT
- DENOTES STEEL PIN WITH CAP L.S.#11330 SET
- DENOTES STEEL PIN WITH CAP L.S.#16838 FOUND

*William Ryan* *Sept 1, 83*  
CITY ATTORNEY DATE

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



LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT
1	N 18°39'19"W	32.51		6°00'00"	929.06	97.29	37.15
2	S 02°09'28"W	23.62		13°00'00"	326.08	73.99	1.22
3	S 32°09'23"W	7.39		0°18'34"	450.00	2.43	49.64
4	S 10°09'28"W	13.47		26°30'00"	210.80	97.50	10.63
5	N 17°45'17"E	3.05		4°17'45"	550.03	41.24	12.64
6	N 13°19'36"W	30.26		14°24'11"	100.00	37.67	19.01
7	S 74°04'35"E	24.70		18°05'57"	113.00	19.83	9.94
8	S 28°50'32"E	32.00		10°09'14"	113.00	42.08	21.29
9	N 28°50'32"W	43.86		24°20'03"	113.00	69.81	37.30
10				50°00'00"	80.00	24.13	12.11
11				12°14'03"	113.00	40.94	20.98
12				28°15'11"	80.00	29.97	14.64
13				20°44'48"	87.00	8.59	3.29
14				4°20'00"	126.00	2.17	1.08
15				00°59'06"	126.00	24.74	12.41
16				11°14'57"	61.40	32.29	16.53
17				30°08'02"	100.00	11.22	5.62
18				06°25'45"	100.00	2.03	1.01
19				1°08'41"	100.00	15.52	7.78
20				8°53'34"	15.00	24.56	21.91
21				93°49'21"	87.00	13.06	6.54
22				8°35'57"	15.00	16.28	9.05
23				62°10'55"			



*C2-2704*  
Creston Engineering  
CIVIL ENGINEERING AND LAND SURVEYING  
2775 W. 50th MEMPHIS AVE. FORT WOOD, COLORADO 80424  
TELEPHONE 303-762-7630