

MISSION VIEJO FILING NO. 2

PLANNED COMMUNITY ZONE DISTRICT LOCATED IN
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE
SIXTH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE,
CITY OF AURORA, COLORADO

DEDICATION AND COVENANT

Know all men by these presents: That we the undersigned being the owners of a tract of land located in the west half (WN) 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:

Beginning at a point on the west section line of Section 5, said point being S 0° 55' 30" W, a distance of 2100.00 feet from the Northwest Corner of Section 5, thence S 89° 50' 32" E, a distance of 289.00 feet, thence N 56° 27' 15" E a distance of 188.64 feet, thence along a curve to the Southeast beginning with a radial bearing N 56° 27' 15" E, with a radius of 840.00 feet, a length of arc of 193.45 feet and a central angle of 9° 06' 00" to a point with a radial bearing of N 47° 21' 05" E, thence S 89° 50' 32" E a distance of 70.11 feet, thence N 45° 53' 38" E a distance of 105.00 feet, thence S 46° 47' 46" E a distance of 61.28 feet, thence S 50° 53' 45" E a distance of 81.49 feet, thence N 35° 41' 38" E a distance of 105.00 feet, thence along a curve to the Southeast, beginning with a radial bearing of N 35° 41' 38" E, with a radius of 580.00 feet, a length of arc of 256.29 feet and a central angle of 25° 15' 05" to a point with a radial bearing of N 10° 22' 33" E, thence S 89° 50' 32" E a distance of 205.78 feet, thence along a curve to the Northeast beginning with a radial bearing of N 10° 22' 33" E, with a radius of 580.00 feet, a length of arc of 588.17 feet, and a central angle of 20° 39' 46" to a point with a radial bearing of N 30° 43' 24" W, thence N 48° 37' 19" E a distance of 161.24 feet; the said described boundary from the point of beginning to this point being the common boundary with Mission Viejo Filing No. 1, book 22, page 18; thence S 41° 22' 41" E a distance of 146.00 feet, thence along a curve to the Southeast, beginning with a radial bearing of S 41° 22' 41" E, with a radius of 800.00 feet, a length of arc of 572.75 feet and a central angle of 41° 22' 41" to a point with a radial bearing of Due West, thence Due South a distance of 200.00 feet, thence along a curve to the Southeast, beginning with a radial bearing of Due East, with a radius of 800.00 feet, a length of arc of 592.98 feet, and a central angle of 42° 27' 54" to a point with a radial bearing of N 47° 32' 06" E, thence S 47° 32' 06" W a distance of 50.00 feet, thence along a curve to the Northwest, beginning with a radial bearing of S 47° 32' 06" W with a radius of 20.00 feet, a length of arc of 29.81 feet and a central angle of 85° 23' 06" to a point with a radial bearing of N 37° 51' 00" W, thence S 52° 09' 00" W a distance of 182.82 feet, thence along a curve to the Southwest, beginning with a radial bearing of S 52° 09' 00" W, with a radius of 15.00 feet, a length of arc of 28.86 feet, a central angle of 90° 00' 00" to a point with a radial bearing of N 52° 09' 00" E, thence S 52° 09' 00" W a distance of 25.00 feet, thence along a curve to the Northwest beginning with a radial bearing of S 52° 09' 00" W, with a radius of 15.00 feet, a length of arc of 22.94 feet, a central angle of 87° 37' 28" to a point with a radial bearing of S 35° 38' 28" E, said point being a point of reverse curve, thence along a curve to the Southwest beginning with a radial bearing of N 35° 38' 28" W, with a radius of 950.00 feet, a length of arc of 289.19 feet, a central angle of 17° 28' 28" to a point with a radial bearing of N 18° 02' 00" W, thence S 71° 58' 00" W a distance of 311.40 feet, thence along a curve to the Southwest beginning with a radial bearing of S 71° 58' 00" W with a radius of 700.00 feet, a length of arc of 187.16 feet, a central angle of 15° 19' 08" to a point with a radial bearing of S 53° 21' 08" E, thence N 33° 21' 08" W a distance of 100.00 feet, thence along a curve to the Northwest beginning with a radial bearing of N 33° 21' 08" W, with a radius of 20.00 feet, a length of arc of 30.20 feet, a central angle of 86° 30' 15" to a point with a radial bearing of N 53° 09' 07" E, thence N 36° 50' 53" W a distance of 4.88 feet, thence along a curve to the Northwest beginning with a radial bearing of S 53° 09' 07" W, with a radius of 300.00 feet, a length of arc of 34.17 feet, a central angle of 5° 09' 05" to a point with a radial bearing of S 48° 00' 02" W, thence N 48° 00' 02" E a distance of 62.99 feet, thence N 28° 46' 55" E a distance of 124.00 feet, thence N 16° 53' 17" E a distance of 94.57 feet, thence N 10° 30' 09" E a distance of 152.26 feet, thence N 11° 53' 33" E a distance of 69.53 feet, thence N 21° 52' 45" E a distance of 225.49 feet, thence N 20° 26' 39" E a distance of 74.87 feet, thence N 72° 53' 21" W a distance of 106.55 feet, thence S 46° 54' 14" W a distance of 45.00 feet, thence along a curve to the Southwest, beginning with a radial bearing of S 46° 54' 14" W, with a radius of 50.00 feet, a length of arc of 92.14 feet, a central angle of 105° 34' 52" to a point with a radial bearing of S 58° 40' 38" E, thence Due West, a distance of 114.29 feet, thence N 81° 00' 00" W a distance of 91.76 feet, thence S 36° 31' 02" W a distance of 60.00 feet, thence along a curve to the Northwest beginning with a radial bearing of S 36° 31' 02" W, with a radius of 50.00 feet, a length of arc of 30.81 feet, a central angle of 45° 37' 14" to a point with a radial bearing of S 9° 06' 12" E, thence N 9° 06' 12" W a distance of 30.00 feet, thence N 81° 00' 00" W a distance of 92.07 feet, thence S 68° 50' 42" W a distance of 172.05 feet, thence S 29° 07' 00" W a distance of 36.00 feet, thence along a curve to the Southeast beginning with a radial bearing of S 29° 07' 00" W, with a radius of 50.00 feet, a length of arc of 80.48 feet, a central angle of 92° 13' 26" to a point with a radial bearing of S 63° 06' 26" E, thence N 89° 03' 46" W a distance of 213.12 feet, thence S 0° 56' 14" W a distance of 81.24 feet, thence N 89° 03' 46" W a distance of 60.00 feet, thence along a curve to the Northwest beginning with a radial bearing of N 89° 03' 46" W, with a radius of 20.00 feet, a length of arc of 31.42 feet, a central angle of 90° 00' 00" to a point with a radial bearing of S 0° 56' 14" W, thence N 89° 03' 46" W a distance of 95.00 feet, thence along a curve to the Southwest beginning with a radial bearing of S 0° 56' 14" W, with a radius of 20.00 feet, a length of arc of 31.42 feet, a central angle of 90° 00' 00" to a point with a radial bearing of S 89° 03' 46" E, thence N 89° 03' 46" W a distance of 55.00 feet, thence N 0° 56' 14" E a distance of 470.00 feet, on the West line of said Section 5 to a point, said point being the West quarter (WN) corner of Section 5, thence N 0° 56' 30" E a distance of 500.33 feet along the West line of Section 5 to the point of beginning. Said tract of land contains 53.34 acres, more or less.

Have laid out, platted and subdivided the same into blocks, lots and streets as shown on this plat under the name and style of Mission Viejo, Filing No. 2 and by these presents do hereby grant to the City of Aurora, State of Colorado, for the perpetual use of the public the streets and easements herein shown 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 Title XXII, Chapter 18 of the City Code are in place and accepted by the City, or Cash Funds or other security for the same are escrowed with the City and a Certificate of Occupancy has been issued by the City. Recording of the Certificate of Occupancy shall be prima facie evidence that the foregoing conditions have been complied with.

MISSION VIEJO COMPANY - OWNER

By: Robert L. Mack

By: Donald R. Kinch

NOTARIAL

State of Colorado
County of Arapahoe SS

The foregoing instrument was acknowledged before me this 9th day of January, A.D. 1973, by Robert L. Mack by Donald R. Kinch of Mission Viejo Company.

Witness my hand and seal

My commission expires: December 19, 1976

John C. Moore
Notary Public

HOLDERS OF DEED OF TRUST

By: Samuel Primack By: Samuel Primack By: William J. Morrison

NOTARIAL

State of Colorado
City and County of Denver SS

The foregoing instrument was acknowledged before me this 3rd day of January, A.D. 1973, by Samuel Primack By Samuel Primack By William J. Morrison

Witness my hand and seal

My commission expires: August 1, 1976

John C. Moore
Notary Public

CITY OF AURORA APPROVALS

City Engineer John C. Moore
City Attorney John C. Moore
Planning Commission John C. Moore
Chairman

Date: 1/10/73
Date: 1/10/73
Date: 19 January 1973

The foregoing instrument is approved for filing, and conveyance of the streets and easements shown herein is accepted by the City of Aurora, Colorado this 10th day of January, A.D. 1973, subject to the condition that the City shall undertake maintenance of any such streets only after construction of said streets has been completed by the Subdivider.

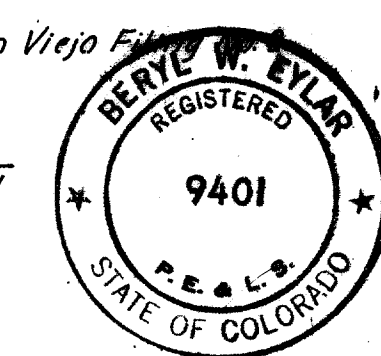
Mayor Paul C. Rude

City Clerk Laila S. Johnston

SURVEYOR'S CERTIFICATE

I, Beryl W. Eyllar, a Registered Land Surveyor in the State of Colorado, do hereby certify a survey of Mission Viejo Filing No. 2 was made under my supervision and that the accompanying plat describes said subdivision.

Beryl W. Eyllar
Beryl W. Eyllar, Registered Land Surveyor and
Professional Engineer, Colorado Reg. No. 9401



RECORDER'S CERTIFICATE

State of Colorado
County of Arapahoe SS

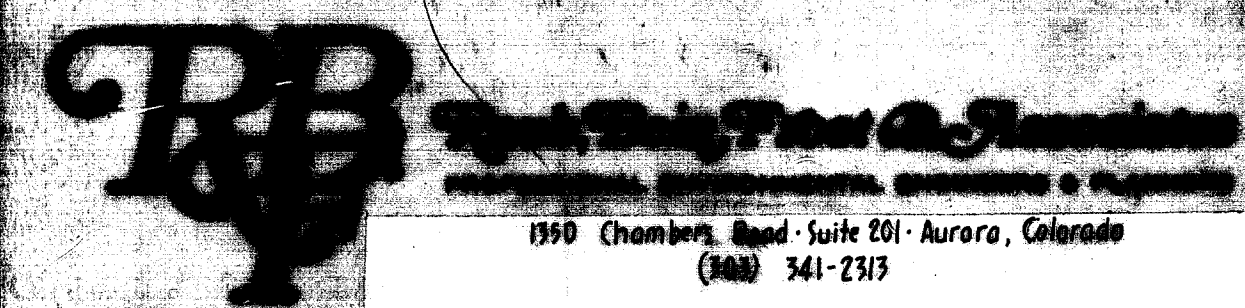
Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at _____ o'clock _____ M. this _____ day of _____, A.D. 1973

Clerk and Recorder _____

Deputy _____

Reception No. _____

Book _____ Page _____



JOB NO.:	1
DRAWN:	
CHECKED:	
DATE:	1/10/73

C2-556

NORTHWEST CORNER SECTION 5
T5S, R66W, 6TH PM.
PIN TO BE RESET UPON COMPLETION
OF STREET CONSTRUCTION

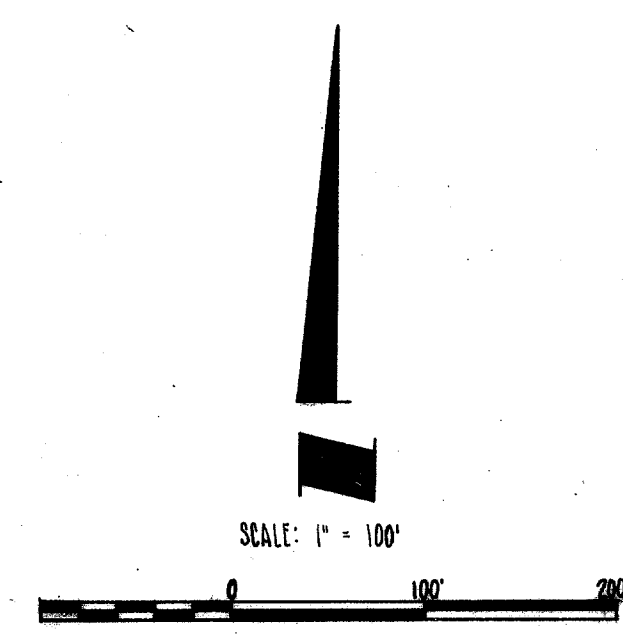
PLATTED
MISSION VIEJO FILING NO. 1

C2-556-27



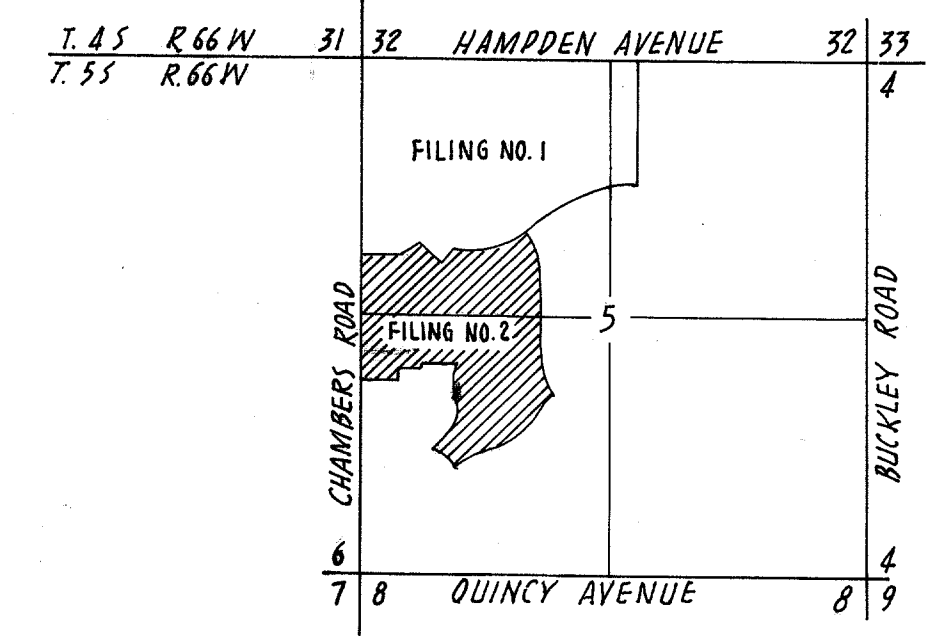
CURVE DATA

Δ	R	L	T
1	1218.00'	400.00'	95.81'
2	3627.00'	250.00'	158.75'
3	2908.00'	200.00'	101.75'
4	2259.00'	200.00'	119.99'
5	1071.40'	65.00'	122.15'
6	947.00'	100.00'	119.99'
7	2516.00'	150.00'	66.15'
8	3948.20'	100.00'	69.77'
9	2054.50'	350.00'	127.12'
10	40.00'	20.00'	31.42'
11	90.00'	20.00'	36.37'
12	92.15'	50.00'	80.48'
13	45.71'	70.00'	79.81'
14	105.74'	50.00'	92.15'
15	5.04'	300.00'	74.11'
16	86.70'	20.00'	70.20'
17	87.71'	15.00'	22.94'
18	90.00'	15.00'	23.56'
19	85.22'	20.00'	29.81'
20	87.13'	20.00'	25.75'
21	88.28'	20.00'	30.82'



NOTES:

- All Block corner radii are 15.0 feet unless otherwise noted.
- Easements six feet (6.0') in width as shown on this plat on both sides of the streets are granted to the Public Service Company of Colorado and the Mountain Bell Telephone Company for installation and maintenance of underground gas, electric and telephone facilities only. These easements are subject to concurrent use by other underground utility service lines, and for surface use by sidewalks and driveways, provided that they cross at substantially right angles and do not exceed twenty-six feet (26.0') in width.
- Utility easements: All side lot easements are five feet (5.0') unless otherwise noted.
- Other drainage and utility easements are shown on this plat.
- Tract "B" through "I" inclusive are for landscape, planting, and park purposes. The Public Service Company of Colorado and Mountain Bell Telephone Company shall be granted access to the aforementioned lots for the installation and maintenance of their underground lines.
- This symbol  indicates a 5/8" re-bar with cap No. L.S. 9401 set in a monument box upon completion of street construction.
- This symbol  indicates block numbers.
- Basis of Bearing: The Centerline of East Hampden Avenue, N 89° 50' 32" W, as per Mission Viejo Filing No. 1, Book 22, page 18.
- This symbol  indicates a 5/8" rebar with Cap No. L.S. 9401.
- Tract A is a proposed School Site.
- 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."



LOCATION MAP



Roub. Bein, Frost & Associates
PROFESSIONAL ENVIRONMENTAL ENGINEERS & PLANNERS
1750 CHAMBERS ROAD, SUITE 201, AURORA, COLORADO

SHEET
2
OF 2 SHEETS

C2-556