

MISSION VIEJO SUBDIVISION

FILING NO. 4

PLANNED TOWNHOME COMMUNITY ZONE DISTRICT LOCATED IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF 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 NORTH EAST ONE QUARTER (NE 1/4) 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 NORTH LINE OF SECTION 5, SAID POINT BEING 1.875' 30" E FROM THE N 1/4 CORNER OF SECTION 5, A DISTANCE OF 252.30 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE S 89° 30' 30" E A DISTANCE OF 347.27 FEET, THENCE S 0° 09' 24" W A DISTANCE OF 120.50 FEET, THENCE S 45° 25' 07" W A DISTANCE OF 307.51 FEET, TO A POINT ON A CURVE TO THE LEFT, THENCE ALONG SAID CURVE, WITH A RADIUS OF 1164.00 FEET, A CENTRAL ANGLE OF 38° 32' 43", AND A LENGTH OF ARC OF 200.36 FEET, TO A POINT WITH A RADIAL BEARING OF S 6° 27' 22" W, THENCE N 0° 35' 03" E A DISTANCE OF 1244.12 FEET, ALONG THE EAST LINE OF A RESUBDIVISION OF MISSION VIEJO FILMS NO. 1, TRACT 8, BLOCK 7, TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 38.443 ACRES MORE OR LESS.

HAVE Laid out, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MISSION VIEJO SUBDIVISION, FILMS NO. 1, 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 STORMWATER CONSTRUCTION ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS AS DEFINED BY TITLE VIII, CHAPTER 10 OF THE CITY CODE ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE EXCHANGED WITH THE CITY AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY. REGARDING OF THE CERTIFICATE OF OCCUPANCY SHALL BE PRIMA-FACIE EVIDENCE THAT THE FOREGOING CONDITIONS HAVE BEEN COMPLIED WITH.

MISSION VIEJO COMPANY - OWNER

BY: Ronald R. Kirchoff BY: Tim Natali
RONALD R. KIRCHOFF TIM NATALI

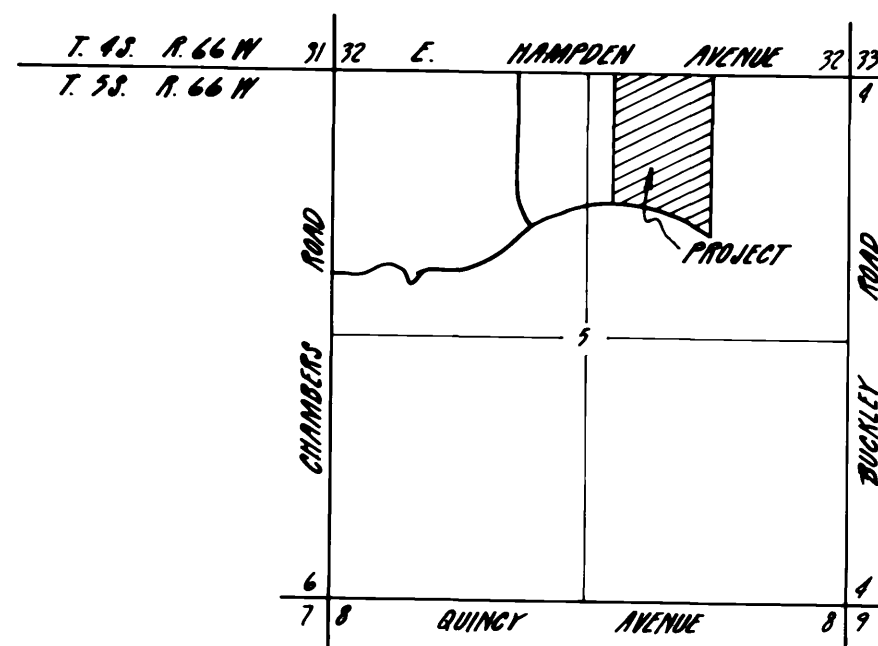
NOTARIAL:

STATE OF Colorado
COUNTY OF Arapahoe ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September, A.D. 1973,
BY: RONALD R. KIRCHOFF AND TIM NATALI OF MISSION VIEJO COMPANY.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: December 19, 1976



SCALE: 1" = 2000'

CITY OF AURORA APPROVALS

CITY ENGINEER: H. G. J. Boudle DATE: 8/13/73
CITY ATTORNEY: Tom. Boulet DATE: 10/12/73
PLANNING COMMISSION: K. L. L. L. DATE: 2 Oct. 6ec. 1973

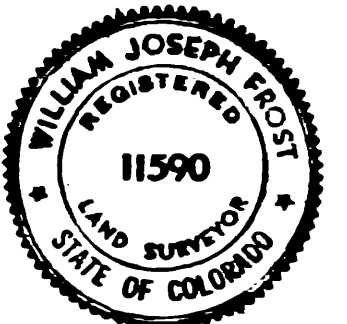
THE FOREGOING INSTRUMENT IS APPROVED FOR FILING, AND CONVEYANCE OF THE STREET AND EASEMENTS SHOWN HEREIN IS ACCEPTED BY THE CITY OF AURORA, COLORADO THIS 2nd DAY OF October, A.D. 1973, SUBJECT TO THE CONDITION THAT THE CITY SHALL MAINTAIN MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION OF SAID STREETS HAS BEEN COMPLETED BY THE SUBDIVIDER.

MAYOR: Paul C. Beck CITY CLERK: Gail E. Johnston

SURVEYOR'S CERTIFICATE

I, WILLIAM J. FOST, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY OF MISSION VIEJO, FILMS NO. 1, WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY DESCRIBES SAID SUBDIVISION.

BY: William J. Fost DATE: Aug 16, 1973
LAND SURVEYOR LICENSE NUMBER 11590



RECORDER'S CERTIFICATE

STATE OF COLORADO ss
COUNTY OF ARAPAHOE

ACCEPTED FOR FILING IN THE OFFICE OF CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, A.D. 1973 AND IS DULY RECORDED IN PLAT BOOK _____ PAGE (S) _____.

RECEPTION NO. _____ CLERK AND RECORDER _____
FEE _____ DEPUTY _____

BASIS OF BEARINGS

CENTERLINE OF EAST HAMPDEN AVENUE, N 89° 30' 30" W, AS ESTABLISHED PER MISSION VIEJO, FILMS NO. 1, BLOCK 22, PLAT 10.

R. B. R. & Co. Engineers and Surveyors, Inc.
1000 CHANDLER ROAD, SUITE 101, AURORA, COLORADO 80013
(303) 681-2010

FILED	INDEXED
SEARCHED	SERIALIZED
SERIALIZED	FILED
AUG 1973	
AURORA, CO.	

SHEET
1

C2-620-72

TO IRON PIN CAP
NO. 15 2682
NORTH 1/4 CORNER OF
SEC. 9 T14N R10E
MISSION VIEJO FILING NO. 1
RE 22/18

FOUND 5/8" REBAR WITH CAP
L.S. 2682 PER M.V. FILING NO. 1
B.P. 22/18

TRUE POINT OF BEGINNING

1088.73'

N 0° 55' 09" E

228.81'

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