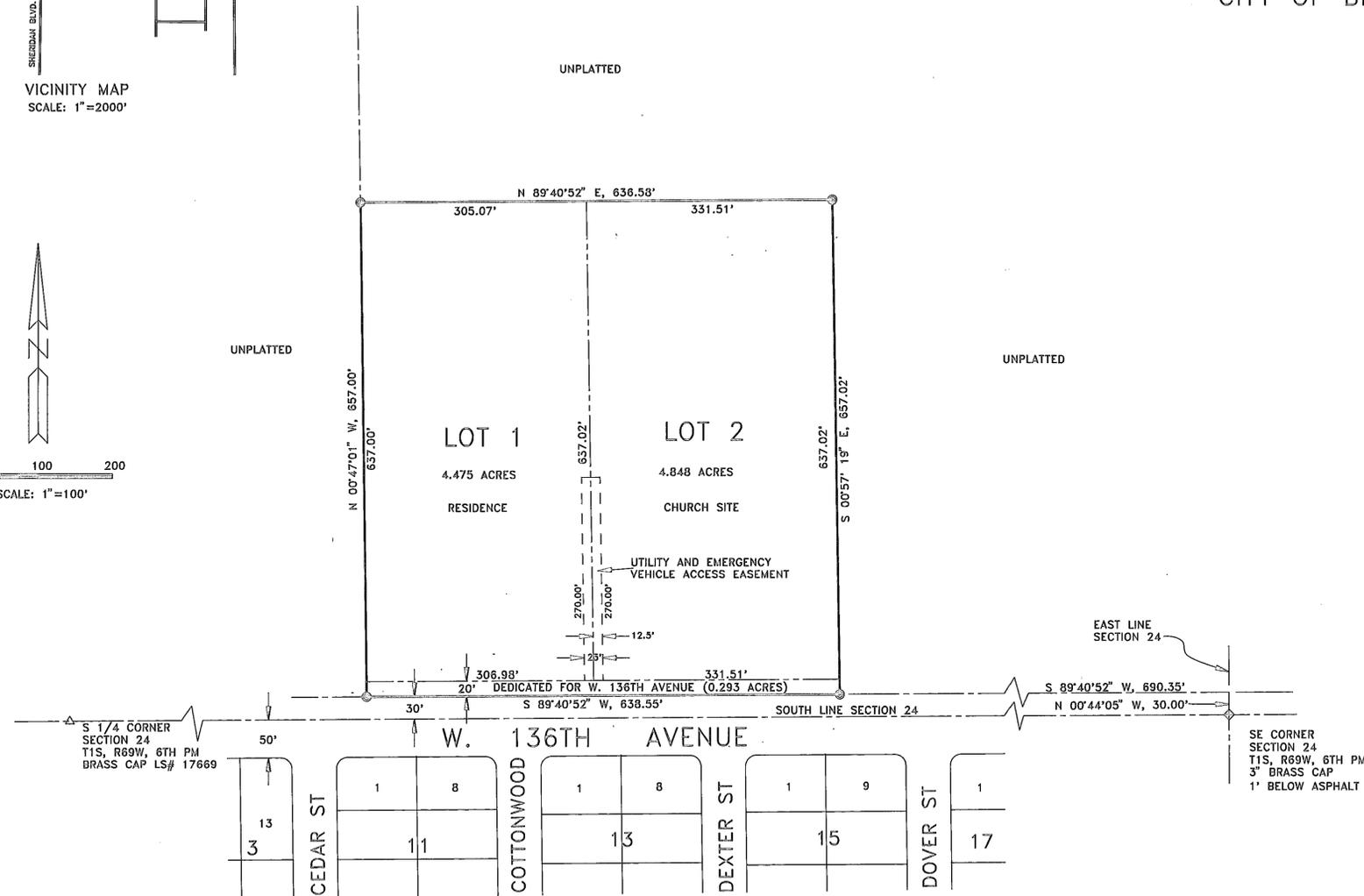
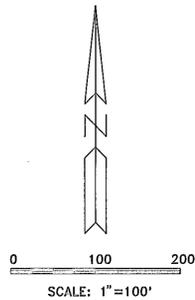
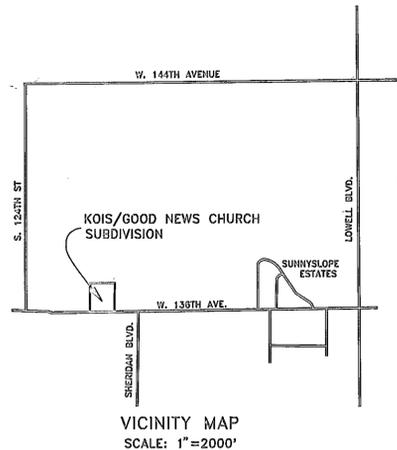


KOIS/GOOD NEWS CHURCH SUBDIVISION

PART OF THE SOUTHEAST 1/4 OF SECTION 24, T1S, R69W, 6TH PM,
CITY OF BROOMFIELD, BOULDER COUNTY, COLORADO



NORTHMOOR ESTATES 4TH FILING

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF KOIS/GOOD NEWS CHURCH SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BOULDER COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE N 00°44'05" W ALONG THE EAST LINE OF SAID SECTION 24 A DISTANCE OF 30.00 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 30.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 24 S 89°40'52" W 690.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID LINE PARALLEL WITH AND 30.00 FEET NORTH OF THE SOUTH LINE OF SECTION 24 S 89°40'52" W 638.55 FEET; THENCE NORTHERLY N 00°47'01" W 657.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24 N 89°40'52" E 636.58 FEET; THENCE SOUTHERLY S 00°57'19" E 657.02 FEET TO THE POINT OF BEGINNING; CONTAINING 9.616 ACRES.

HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED PARCEL OF LAND AS SHOWN HEREON UNDER THE NAME AND STYLE OF "KOIS/GOOD NEWS CHURCH SUBDIVISION" AND BY THESE PRESENTS, GRANT AND CONVEY TO THE CITY OF BROOMFIELD THE UTILITY AND EMERGENCY ACCESS EASEMENTS FOR THE PURPOSE OF PERMITTING THE INSTALLATION, OPERATION, MAINTENANCE AND USE OF ANY AND ALL PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, NATURAL GAS AND ELECTRIC LINES, TELEVISION CABLES, CONDUITS AND POLES, AND EMERGENCY VEHICLE ACCESS, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO.

OWNERS CERTIFICATE

WITNESS MY HAND AND SEAL THIS 22nd DAY OF July, 1991

Theodore F. Carlson
THEODORE F. CARLSON

ACKNOWLEDGMENT

STATE OF COLORADO
COUNTY OF DENVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July, 1991, BY THEODORE F. CARLSON

MY COMMISSION EXPIRES: 3-31-94

Brenda J. Conroy
NOTARY PUBLIC

CITY OF BROOMFIELD PLANNING COMMISSION APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO

THIS 18th DAY OF June, 1991.

Doris R. Rasmussen
SECRETARY

Howard Stoff
CHAIRMAN

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE CITY OF BROOMFIELD, COLORADO

THIS 22nd DAY OF July, 1991.

Wicki M. Mosey
CITY CLERK

Wicki M. Mosey
MAYOR

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO
COUNTY OF BOULDER/SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT

1:56 P.M. O'CLOCK, THIS 16th DAY OF August, 1991

AND IS DULY RECORDED IN BOOK P-210, F-2, #2, AT

RECEPTION NO. 1123798, FEES \$10.00 PAID.

Charlotte Houston
CLERK & RECORDER

Brenda J. Conroy
DEPUTY

GENERAL NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, T1S, R69W, OF THE 6TH P.M. BEARING S 89°40'52" W BETWEEN MONUMENTS DESCRIBED HEREON.
- THE EASEMENT AREAS WITHIN EACH LOT ARE TO BE CONTINUOUSLY MAINTAINED BY THE OWNERS OF THE LOT. EXCEPTING THE CITY OF BROOMFIELD FROM RESPONSIBILITY.
- 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.
- APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24, COLORADO REVISED STATUTES.
- BOUNDARY CORNERS DESIGNATED BY © MARKED BY #5 REBAR WITH ALUMINUM CAP, L.S. 5447
- JULY 22, 1991

SURVEYOR'S CERTIFICATE

I, DAVID D. VANDERHOOFVFN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS KOIS/GOOD NEWS CHURCH SUBDIVISION, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION, AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

David D. Vanderhoofvfn P.S. #15-009335 7-22-91

ATTORNEY'S CERTIFICATE

I, *Doris R. Rasmussen*, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT, AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF LIENS AND ENCUMBRANCES.

DATED THIS 23rd DAY OF July, 1991

ATTORNEY

