NORTHMOOR ESTATES 3RD FILING REPLAT A

MINOR SUBDIVISION PLAT

A PARCEL OF LAND BEING A REPLAT OF OUTLOT A, BLOCK 11, NORTHMOOR ESTATES 3RD FILING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO 6.246 ACRES, MORE OR LESS SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

OUTLOT A, BLOCK 11,

NORTHMOOR ESTATES 3RD FILING, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 272,104 SQUARE FEET OR 6.247 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTHMOOR ESTATES 3RD FILING REPLAT A; AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS [AND SUTLETS/TARGELS] AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

AS PRESIDENT OF BOARD OF THE BAL SWAN CHILDREN'S CENTER,

A NON-PROFIT COLORADO CORPORATION

NOTARY:

STATE OF COLORADO

COUNTY OF BROOMFIELD

2005, BY JERALD L. SHELSTA AS PRESIDENT OF BOARD OF THE BAL SWAN CHILDREN'S CENTER,

A NON-PROFIT COLORADO CORPORATION

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 10466 ACTING IN CAPACITY OF NOTARY: KISTINE MRYMAME)

IN THE CAPACITY OF: NOTARY (TITLE)



DEED OF TRUST HOLDER

THE INTEREST OF THE UNDERSIGNED LIEN HOLDER IN THE PROPERTY PLATTED HEREBY ARE SUBORDINATED TO SUCH FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS TO THE CITY AND COUNTY OF BROOMFIELD AS ARE DEPICTED OR REFERENCED HEREON.

TITLE VICE PLESIDENT COMPANYWEUS FARCO BRUK

NOTARY:

STATE OF COLORADO COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF DECEMBER

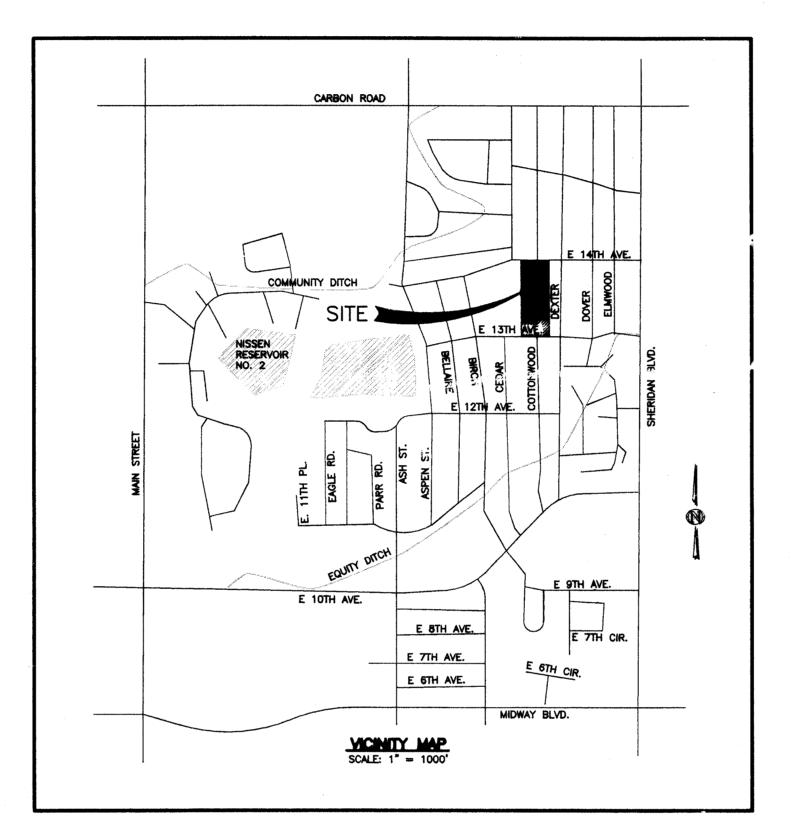
2005, BY CHED S. MILLER AS VICE PRESIDENT OF WELLS PARGO BANK

WITNESS MY HAND AND SEAL Kushe Me has

MY COMMISSION EXPIRES: 10/4/06

ACTING IN CAPACITY OF NOTARY: NOTARY PUBLIC KAISTINE M. RYAN

IN THE CAPACITY OF: NOTARY PUBLIC (NAME)



SURVEYOR'S CERTIFICATE

I, CHRISTOPHER H. McELVAIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF NORTHMOOR ESTATES 3RD FILING REPLAT A WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

CHRISTOPHER H. McELVAIN REGISTERED COLORADO LAND SURVEYOR NO. 36561 FOR AND ON BEHALF OF JEHN ENGINEERING, INC.

ATTORNEY'S CERTIFICATE:

I, <u>David W Pehr</u>, an attorney at law licensed to practice in the state of colorado represent to the city and county of broomfield that the owner and subdivider dedicating any street, easement, right—of—way, parcel, or tract hereon owns them in fee simple, free and clear of all liens and encumbrances, and the city and county of broomfield may rely upon this representation in ACCEPTING SUCH DEDICATIONS.

NOTES:

1. ALL BEARINGS CONTAINED HEREIN ARE BASED UPON THE LINE BETWEEN NGS PONY AND NGS LUCY OF THE CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS WHICH BEARS N41'16'32"E, 20,785.74 FEET BETWEEN THE FOUND MONUMENTS AS SHOWN ON THE CITY AND COUNTY OF BROOMFIELD SURVEY SHEETS. THE MONUMENTS ARE ON THE NAD 83/92 - HARN HORIZONTAL DATUM AND IN THE STATE PLANE COORDINATE SYSTEM COLORADO NORTH ZONE, WITH A COMBINED GRID FACTOR OF 0.999714549 FOR PROJECTION ELEVATION FACTOR 5200 U.S. FEET.

2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER 2, CLASS I, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GOEDETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREE-MINUTES-SECONDS.

4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

5. NOTICE: 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 CERTIFICATION SHOWN HEREON.

6. ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.

7. FIRST AMERICAN HERITAGE TITLE COMPANY, FILE NUMBER 253-H0052810-050-JUD, EFFECTIVE DATE APRIL 27, 2005 AT 8:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF

8. NO BUILDING PERMIT SHALL 5E ISSUED ON LOT 1 UNTIL THE PROPERTY IS FURTHER SUBDIVIDED AND ALL APPLICABLE CITY AND COUNTY REQUIREMENTS ARE MET.

9. UNLESS SIGNED, STAMPED, AND DATED THIS PLAT IS CONSIDERED PRELIMINARY.

APPROVAL CERTIFICATES

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO,

1.5.06

REVISIONS 5855 WADSWORTH BYPASS, A-100 ARVADA, CO 80003 PH. (303) 423-6036 FAX (303) 467-9438

WWW.JEHNENGINEERING.COM

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