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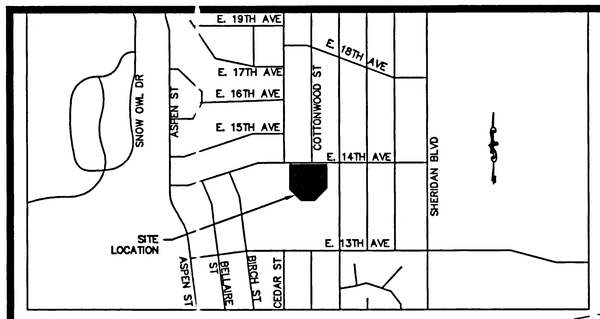
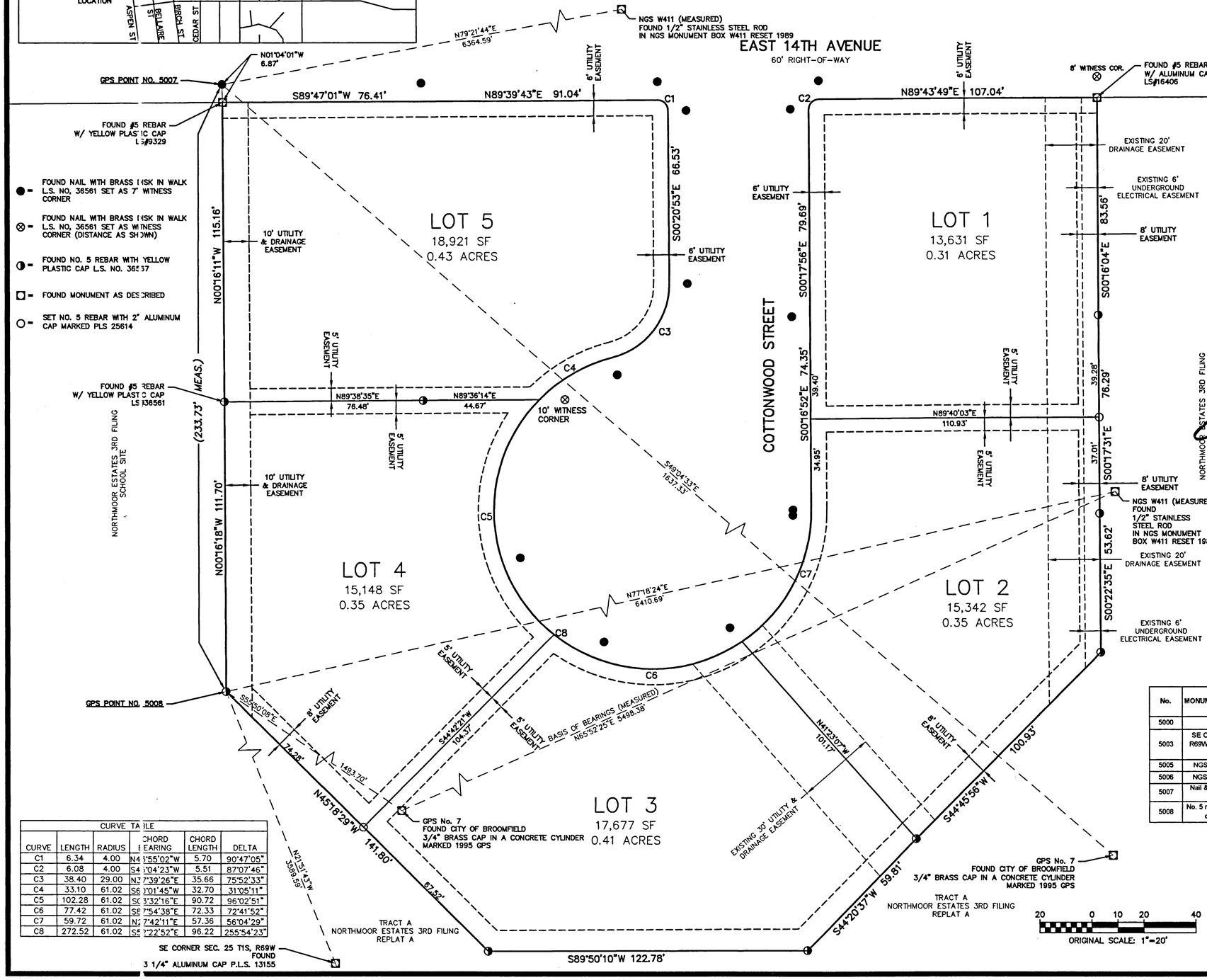
Page: 1 of 1 Rec Fee $0.00 Doc Fee $
City and County of Broomfield

NORTHMOOR ESTATES 3RD FILING REPLAT C
MINOR SUBDIVISION PLAT

A REPLAT OF LOTS 1–8, NORTHMOOR ESTATES 3RD FILING REPLAT B,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 25,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
1.85 ACRES, MORE OR LESS





CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	6.34	4.00	N45°55'02"W	5.70	90°47'05"
C2	6.08	4.00	S44°04'23"W	5.51	87°07'46"
C3	38.40	29.00	N37°39'26"E	35.66	75°52'33"
C4	33.10	61.02	S60°01'45"W	32.70	31°05'11"
C5	102.28	61.02	S03°32'16"E	90.74	96°02'51"
C6	77.42	61.02	S87°54'38"E	72.33	72°41'52"
C7	59.72	61.02	N37°42'11"E	57.36	56°04'29"
C8	272.52	61.02	S55°22'52"E	96.22	255°54'23"

LEGAL DESCRIPTION & DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED BEING THE OWNER OF

LOTS 1–8,
NORTHMOOR ESTATES 3RD FILING REPLAT B
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL CONTAINS 80,724 SQUARE FEET OR 1.85 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 C; AND BY THESE PRESENTS DEDICATE, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHT-OF-WAYS, EASEMENTS AND OTHER PUBLIC WAY AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER/SUBDIVIDER:

BY; James A. Hembd

AS; President – Glory Community

NOTARY:

STATE OF COLORADO }
COUNTY OF BOULDER } ss
Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July 2011 A.D.
BY James A. Hembd AS President OF THE PROPERTY DESCRIBED HEREON.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 5/18/13

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, KIM A. ALBERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT WAS BASED ON A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

P.L.S. COLORADO REG. NO. 25614

6/28/2011
DATE

NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ATTORNEY CERTIFICATE:

I, CRAIG D. JOHNS, AN ATTORNEY AT THE LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREETS, EASEMENTS, 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.

REGISTRATION NO. 11902 DATE 7/22/11

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 22nd DAY OF July, 2011.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY AND COUNTY MANAGER

BASIS OF BEARINGS:

BEARINGS ARE MONUMENTED AND SHOWN BASED UPON THE TWO FOLLOWING CITY OF BROOMFIELD GPS CONTROL POINTS, GPS No. 7 & NGS W411 AS BEING N65°52'25"E, AND A MEASURED DISTANCE OF 5498.38 FEET, AS MONUMENTED AND SHOWN.

No.	MONUMENT DESCRIPTION	MODIFIED STATE PLANE NORTHING	MODIFIED STATE PLANE EASTING	STATE PLANE NORTHING	STATE PLANE EASTING	LATITUDE	LONGITUDE
5000	GPS No. 7	1220032.95	3126161.46	1219688.47	3125278.79	39°56'08.01393"N	105°03'11.66871"W
5003	SE Corner Sec. 25 T1S, R69W (3 1/4" Alum. Cap PLS 13155)	1217540.33	3126262.19	1217196.55	3125379.48	39°55'43.38228"N	105°03'10.53727"W
5005	NGS W411 (Published)	1222280.39	3131179.60	1221935.27	3130295.50	39°56'29.96340"N	105°02'07.11402"W
5006	NGS W411 (Measured)	1222280.41	3131179.54	1221935.29	3130295.45	39°56'29.96360"N	105°02'07.11474"W
5007	Nail & brass washer PLS 36567	1221105.50	3124924.33	1220760.72	3124042.00	39°56'18.67186"N	105°03'27.47762"W
5008	No. 5 rebar & yellow plastic cap PLS 36537	1220871.77	3124925.53	1220527.06	3124043.20	39°56'16.36259"N	105°03'27.47724"W

COMBINED SCALE FACTOR: 0.999717647

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 1ST ORDER, CLASS N/A 1:137,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

TRUE POSITION LAND SURVEYING
951 East 8th Ave., Broomfield, CO. 80020
Phone: (720) 566-0466 truepositions@qwestoffice.net

DATE: 06-28-11	DRAWN BY: BRR	JOB NO. 523-1
SCALE: 1"=20'	CHECKED BY: KAA	DRAWING NO.: 5231BASEREV5
REVISIONS - DATE/BY:	REVISIONS - DATE/BY:	REVISIONS - DATE/BY: