

NORTHMOOR ESTATES 4TH FILING REPLAT B

MINOR SUBDIVISION PLAT

A REPLAT OF LOT 8, THE SOUTHERLY 14 FEET OF LOT 7, BLOCK 1 AND THE
NORTHERLY 32 FEET OF EAST 17TH AVENUE RIGHT OF WAY
BEING A PART OF THE EAST 1/2 OF SECTION 25, T1S, R69W OF THE 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
0.340 ACRES

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNER OF A PARCEL OF LAND BEING A PART OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 2, T2S, R69W OF THE 6TH P.M., COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8 AND THE SOUTHERLY 14 FEET OF LOT 7, BLOCK 1, NORTHMOOR ESTATES 4TH FILING, RECORDED 7-11-88 AT FILM NO. 640 RECEPTION NO. 884149 OF THE BOULDER COUNTY RECORDS, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

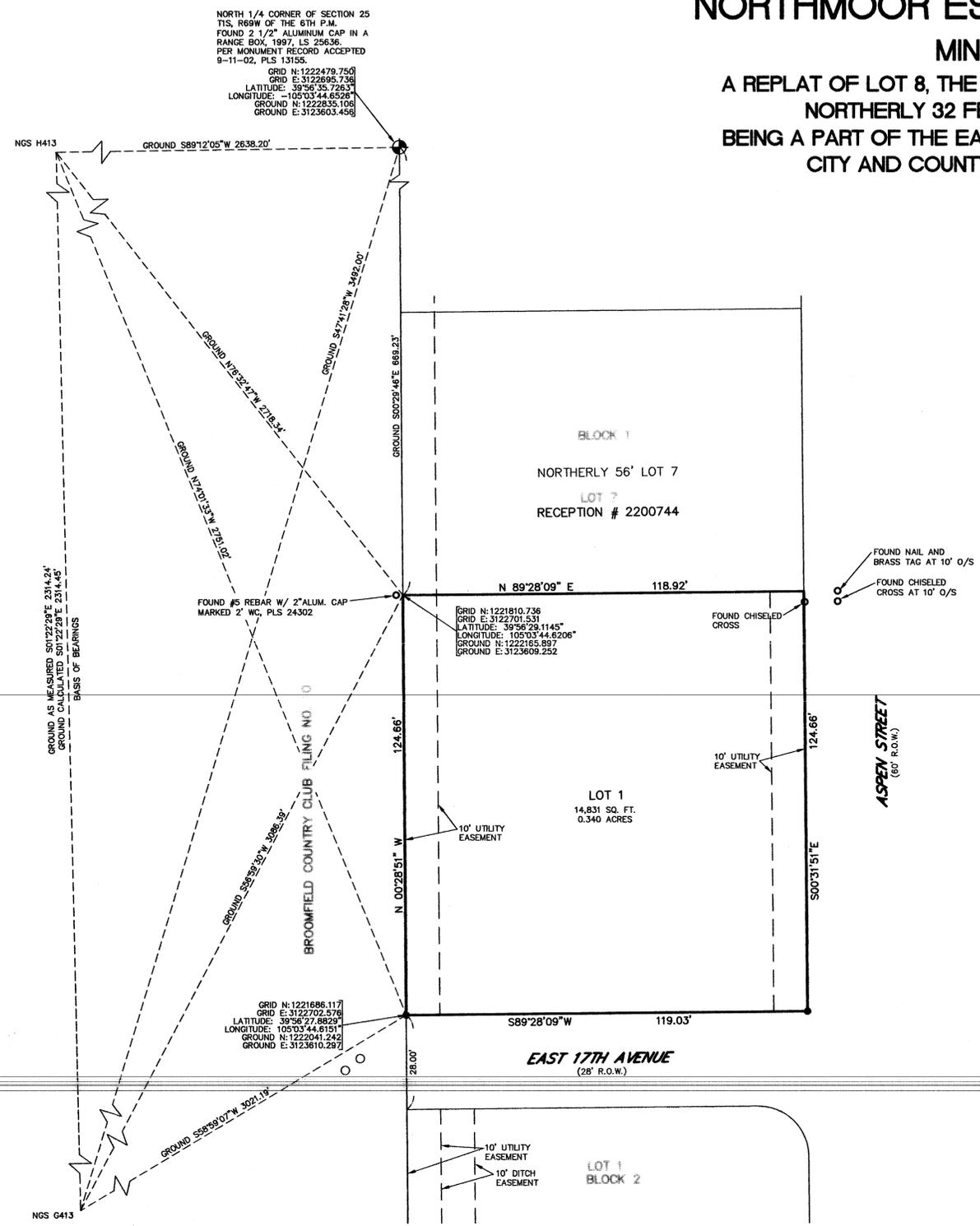
TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF EAST 17TH AVENUE AS SHOWN ON AND BEING A PART OF NORTHMOOR ESTATES 4TH FILING, RECORDED 7-11-88 AT FILM NO. 640, RECEPTION NO. 884149 OF THE BOULDER COUNTY RECORDS LOCATED IN THE EAST 1/2 OF SECTION 25, T1S, R69W OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 8, BLOCK 1 OF SAID NORTHMOOR ESTATES 4TH FILING, WHENCE THE SOUTH LINE OF LOT 8 BEARS N89°28'09"E, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE ALONG SAID SOUTH LINE N89°28'09"E, 104.00 FEET TO A POINT OF CURVATURE; THENCE 23.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS N44°28'09"E, 21.21 FEET; THENCE S00°31'51"E, 47.00 FEET; THENCE S89°28'09"W, 119.03 FEET; THENCE N00°28'51"W, 32.00 FEET TO THE POINT OF BEGINNING.

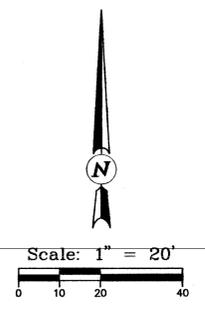
SAID PARCEL OF LAND CONTAINS 0.340 ACRES MORE OR LESS,

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTHMOOR ESTATES 4TH FILING REPLAT B; 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 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.



LEGEND

- ◆ PUBLIC LAND CORNER FOUND
- SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302. UNLESS NOTED.
- ▲ SET NAIL AND 3/4" BRASS TAG, PLS 24302 AS NOTED
- FOUND MONUMENT AS NOTED



SURVEY NOTES

- THE BASIS OF BEARINGS IS BASED ON BROOMFIELD GIS POSITIONS OF "NGS H413" AND "NGS G413", BEARING S01°22'29"E BETWEEN THE FOUND MONUMENTS SHOWN HEREON.
- THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
- THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON JUNE 6, 2007.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY 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 COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(c)
- NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. NO TITLE SEARCH WAS PERFORMED FOR RECORDED EASEMENTS, RIGHT-OF-WAY WIDTHS, AND ENCUMBRANCES. RIGHTS-OF-WAY AND EASEMENTS, IF ANY, ARE SHOWN PER RECORDED SUBDIVISION PLAT. ALL COURSES AND DISTANCES ARE PLAT UNLESS NOTED.
- LAND SURVEY PLATS REFERENCED OR USED FOR THIS SURVEY: LSP BY PLS 24302 DEPOSITED MAY, 2006.

TINA MARIE HOMES, INC.
By: *[Signature]*
Attest: *[Signature]*
(OWNERS' SIGNATURES, OR IF BY CORPORATION, PRESIDENT SIGNS, SECRETARY ATTESTS, AND CORPORATE SEAL IS AFFIXED.)

ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF BROOMFIELD } SS.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2007, BY *[Signature]* OF TINA MARIE HOMES, INC.
WITNESS MY HAND AND SEAL 6-11-08
[SEAL] *[Signature]* TIMOTHY J. SCHAFER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/11/08

APPROVAL CERTIFICATES

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO THIS 28th DAY OF April, 2008.

[Signature] 4-29-08
CITY AND COUNTY MANAGER DATE

[Signature] 4-27-08
COMMUNITY DEVELOPMENT DIRECTOR DATE

ATTORNEY'S CERTIFICATE OR TITLE INSURANCE POLICY REQUIRED:

I, *[Signature]* 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.

[Signature] REGISTRATION NO. 21409 DATE: 11-8-07

SURVEYOR'S CERTIFICATE:

I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT OF NORTHMOOR ESTATES 4TH FILING REPLAT B WAS PREPARED UNDER MY SUPERVISION AND IS BASED ON A BOUNDARY SURVEY MADE BY SCOTT, COX & ASSOCIATES, INC. AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, IN COMPLIANCE WITH C.R.S. 38-60 THROUGH 38-63 GOVERNING THE SUBDIVISION OF LAND.

[Signature] 11-6-07
A. JOHN BURI PLS 24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.
[SEAL] LAND SURVEYOR STATE OF COLORADO 24302

FINAL PLAT NORTHMOOR ESTATES 4TH FILING REPLAT B MINOR SUBDIVISION PLAT BROOMFIELD, COLORADO

NGS H413
STAINLESS STEEL ROD IN PIPE

GRID N: 1222442.994
GRID E: 3120058.569
LATITUDE: 39°56'35.49034"
LONGITUDE: 105°04'18.51428"
GROUND N: 1222798.334
GROUND E: 3120965.508

NGS G413
STAINLESS STEEL ROD IN PIPE

GRID N: 1220129.880
GRID E: 3120114.078
LATITUDE: 39°56'12.62808"
LONGITUDE: 105°04'17.94491"
GROUND N: 1220484.547
GROUND E: 3121021.033

STATE PLANE INFORMATION:
COLORADO NORTHERN ZONE (0501)
COMBINED SCALE FACTOR = 0.99970940

MULTIPLY GROUND COORDINATE BY COMBINED FACTOR TO OBTAIN GRID COORDINATES.

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEOETIC 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.

OWNERS CERTIFICATE:
EXECUTED THIS 28th DAY OF April, 2007
TINA MARIE HOMES, INC.
P.O. BOX 367
BROOMFIELD, CO 80038
BY: *[Signature]*

ACKNOWLEDGEMENT:
STATE OF COLORADO }
COUNTY OF BROOMFIELD } SS.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2007, BY *[Signature]* OF TINA MARIE HOMES, INC.
WITNESS MY HAND AND SEAL 6-11-08
[SEAL] *[Signature]* TIMOTHY J. SCHAFER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/11/08

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|-------------|-----|----------|----------|-------------|--------|-------------|--------|-------------|--------|
| Designed by | AJB | Date | 10/31/07 | Scale | 1"=20' | Drawing no. | 06201B | Sheet | 1 |
| Drawn by | JAS | Revision | | Description | | Date | | of | 1 |
| Checked by | DPA | | | | | | | Project no. | 06201B |