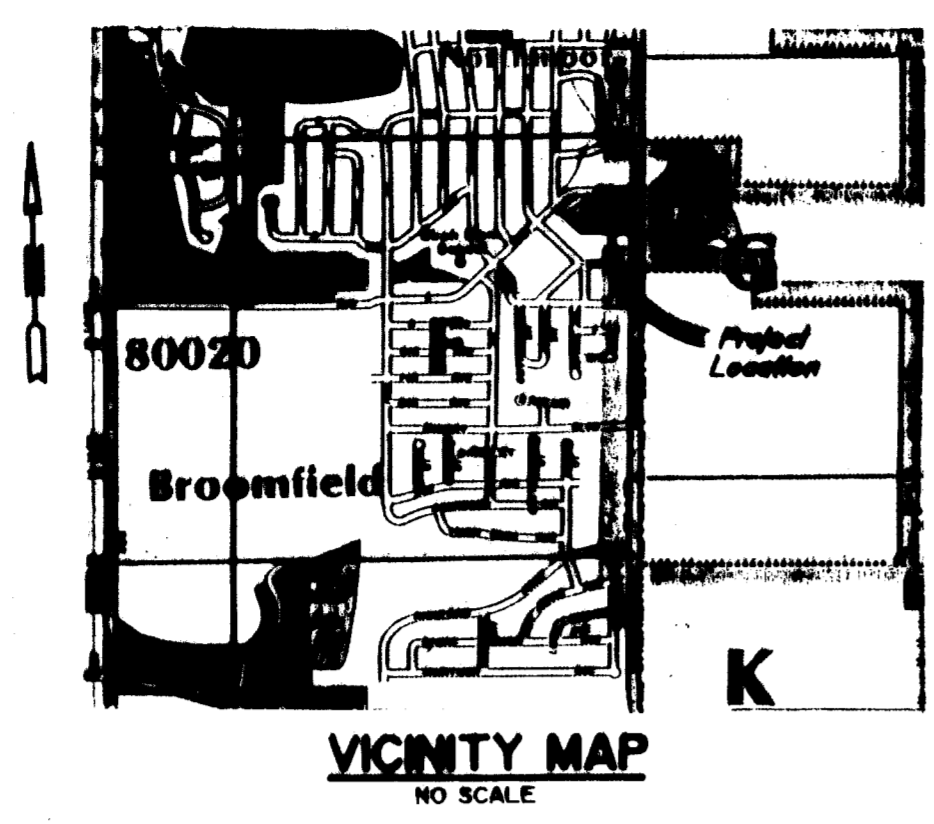


# FINAL PLAT

## NORTHMOOR ESTATES 7th FILING

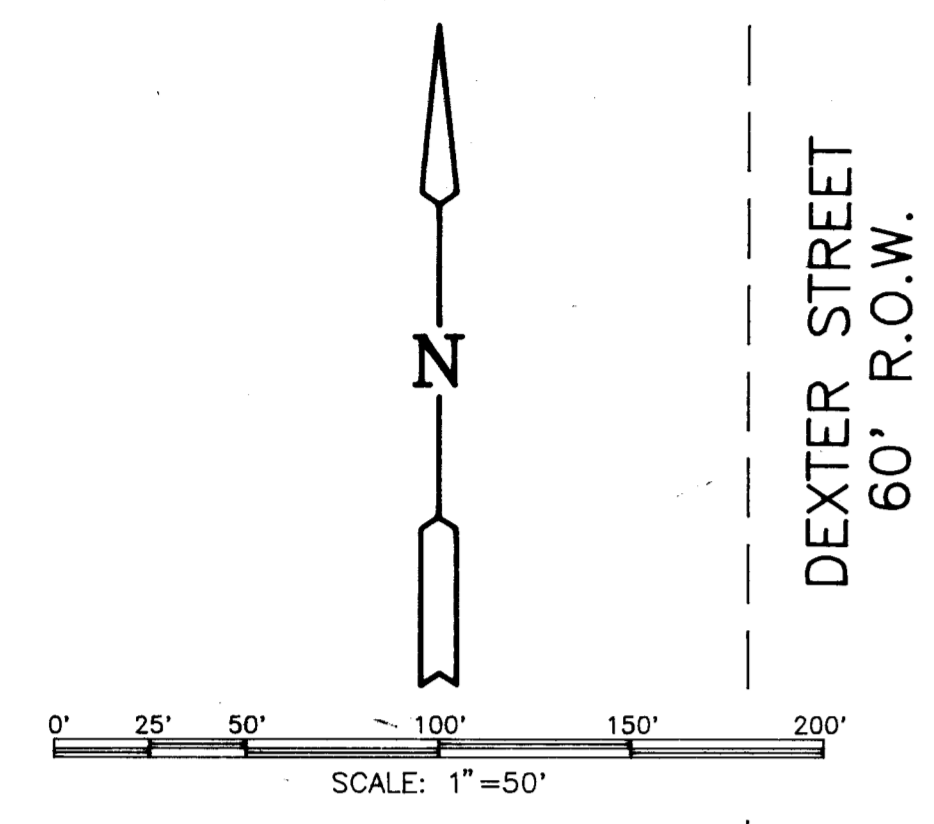
A REPLAT OF TRACT A, NORTHMOOR ESTATES 5th FILING  
BEING LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN  
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

**MINOR SUBDIVISION**  
SHEET 1 OF 1



LOT 1 A REPLAT OF PORTIONS  
OF NORTHMOOR ESTATES  
PLAN FILE R-2-2-11

NORTHBRIDGE  
FILM NO. 1792  
RECEPTION NO. 1257618



**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN TRACT A, NORTHMOOR ESTATES 5th FILING, A SUBDIVISION PLAT RECORDED AT RECEPTION NUMBER 44635, PLAN FILE R P-4,F-2, NO.12 OF THE BOULDER COUNTY RECORDS, SAID PLAT BEING LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 25, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 25 BEARS SOUTH 00°05'14" WEST A DISTANCE OF 2639.35 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 00°05'14" WEST ALONG SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER A DISTANCE OF 1513.44 FEET; THENCE NORTH 89°54'46" WEST A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 00°05'14" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SHERIDAN BOULEVARD A DISTANCE OF 556.83 FEET; THENCE NORTH 89°55'00" WEST AS DISTANCE OF 634.33 FEET; THENCE NORTH 44°55'00" WEST A DISTANCE OF 401.77 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST 10th AVENUE THE FOLLOWING THREE (3) COURSES:

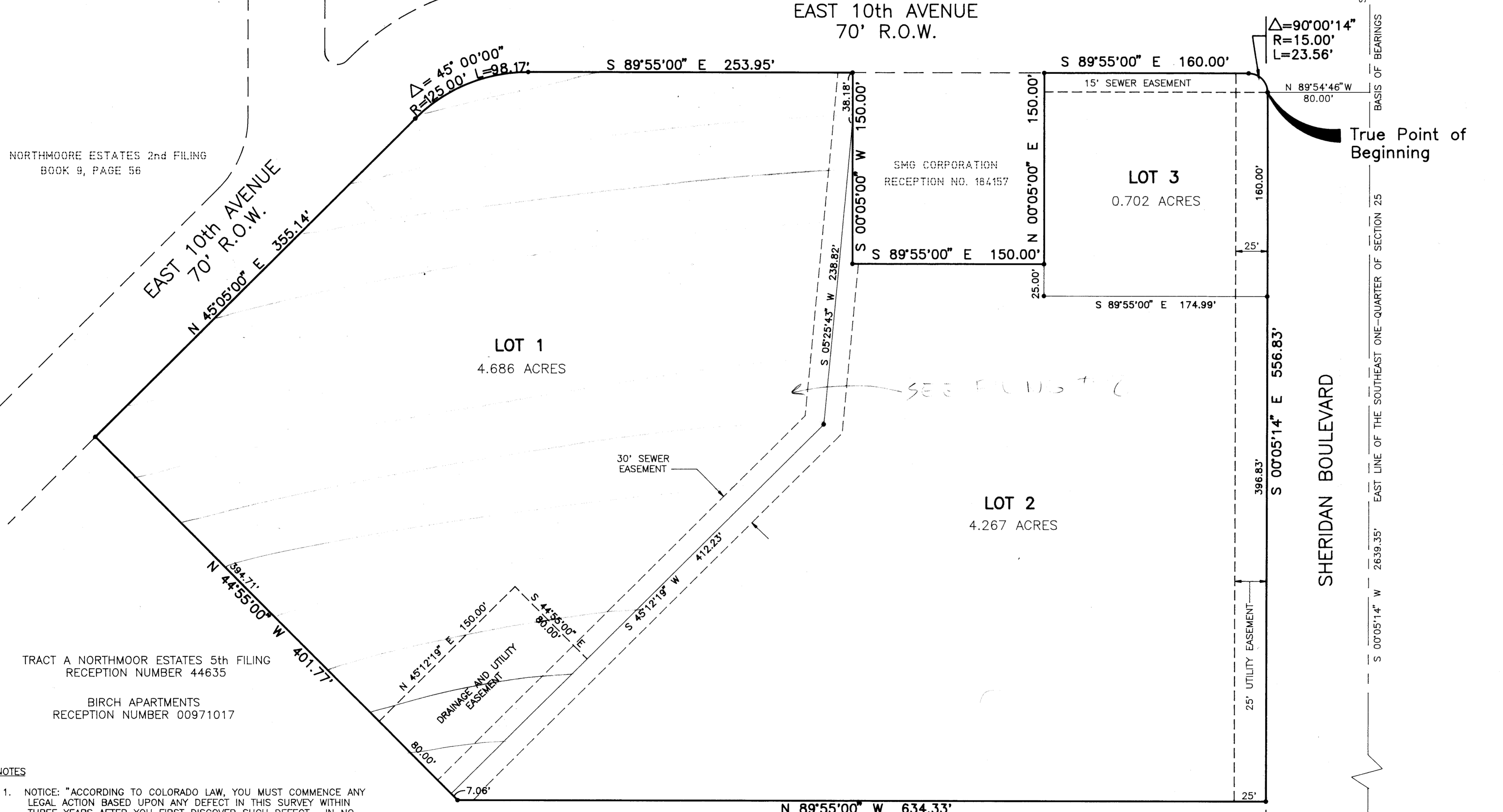
1. NORTH 45°05'00" EAST A DISTANCE OF 355.14 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°00'00" AND A RADIUS OF 125.00 FEET A DISTANCE OF 98.17 FEET;
3. THENCE SOUTH 89°55'00" EAST A DISTANCE OF 253.95 FEET;

THENCE SOUTH 00°05'00" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°55'00" EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 00°05'00" EAST A DISTANCE OF 150.00 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST 10th AVENUE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°55'00" EAST A DISTANCE OF 160.00 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'14" AND A RADIUS OF 15.00 FEET A DISTANCE OF 23.56 FEET;

TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 9.655 ACRES.



NORTHMOOR ESTATES 2nd FILING  
BOOK 9, PAGE 56

TRACT A NORTHMOOR ESTATES 5th FILING  
RECEPTION NUMBER 44635

BIRCH APARTMENTS  
RECEPTION NUMBER 00971017

- NOTES**
1. 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 THE CERTIFICATION SHOWN HEREON."
  2. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING SOUTH 00°05'14" WEST.
  3. ——— INDICATES A SET NO. 5 REBAR WITH A PLASTIC CAP BEARING PLS NO. 9329, UNLESS OTHERWISE SHOWN.
  4. LOT 2 WILL BE PROVIDED AN ACCESS EASEMENT BY SEPERATE DOCUMENT ACROSS LOTS 1 AND 3 TO EAST 10th AVENUE.
  5. A PERMANENT BENCH MARK WILL BE ESTABLISHED AT THE TIME OF DEVELOPMENT.
  6. THE CURVE DATA ALONG EAST 10th AVENUE HAS BEEN CORRECTED FROM THAT SHOWN ON THE PLAT OF NORTHMOOR ESTATES 5th FILING.

**SURVEYOR'S CERTIFICATE**

I, DUWAYNE M. PHILLIPS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF NORTHMOOR ESTATES 7TH FILING TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

DUWAYNE M. PHILLIPS  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9329

TRACT A NORTHMOOR ESTATES 5th FILING  
RECEPTION NUMBER 44635

KINNICKINNICK REALTY  
RECEPTION NUMBER 478777

**ROCKY MOUNTAIN CONSULTANTS, INC.**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING

8301 E. Prentice Ave.  
Suite 101  
Englewood, CO 80111  
(303) 741-8000  
FAX (303) 741-8108

Date: 12-21-93 Job No. 1116.008.00

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, FRED L. SPALLONE, INC., A COLORADO CORPORATION, AND TINA MARIE HOMES, INC., A COLORADO CORPORATION ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO AND LYING WITHIN THE EXTERIOR BOUNDARY OF TRACT A, NORTHMOOR ESTATES 5TH FILING.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED UNDER THE NAME AND STYLE OF "NORTHMOOR ESTATES 7TH FILING", A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

IN WITNESS WHEREOF, FRED L. SPALLONE, INC., A COLORADO CORPORATION, AND TINA MARIE HOMES, INC., A COLORADO CORPORATION HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 22 DAY OF December, 1993.

FRED L. SPALLONE, INC., A COLORADO CORPORATION  
BY: Fred L. Spallone  
FRED L. SPALLONE, PRESIDENT

TINA MARIE HOMES, INC., A COLORADO CORPORATION  
BY: Fred L. Spallone  
FRED L. SPALLONE, PRESIDENT

ATTEST: Fred L. Spallone

**ACKNOWLEDGEMENT**

STATE OF COLORADO )  
COUNTY OF BOULDER ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF December, 1993 BY FRED L. SPALLONE AS PRESIDENT AND LOUIS R. SPALLONE AS SECRETARY/TREASURER OF FRED L. SPALLONE, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 12-9-97

Joan D. Waldmann  
NOTARY PUBLIC  
570 Hwy. 287  
Broomfield, CO 80020

STATE OF COLORADO )  
COUNTY OF BOULDER ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF December, 1993 BY FRED L. SPALLONE AS PRESIDENT AND LOUIS R. SPALLONE AS SECRETARY/TREASURER OF TINA MARIE HOMES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 12-7-97

Joan D. Waldmann  
NOTARY PUBLIC  
570 Hwy. 287  
Broomfield, CO 80020

**APPROVALS**

Wick O'Leary 12-22-93  
PLANNING DIRECTOR DATE

Jan W. Walker 12-22-93  
CITY ENGINEER DATE

George D. Alico 12-28-93  
CITY MANAGER DATE

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF BOULDER ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:45 O'CLOCK P. M., THIS 29th DAY OF December, A.D., 1993, AND IS RECORDED IN PLAN FILE P-30 F-4 #11

FILM NO. 1921, RECEPTION NO. 1377922

FEES \$10.00 PAID.

CHARLOTTE HOUSTON  
CLERK AND RECORDER

BY: Barbara Ewald  
DEPUTY