NORTHRIDGE SUBDIVISION

A REPLAT OF A PORTION OF FOXBOROUGH TOWNE
PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

CORRECTION PLAT SHEET 1 OF 2

Legal Description

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owner of a parcel of land located in the East half of Section 25, Township 1 south, Range 69 West of the Sixth Principal Meridian, City of Broomfield, County of Boulder, State of Colorado, said parcel being a portion of Foxborough Towne, a recorded subdivision. Said parcel is more particularly described as follows:

Commencing at the East quarter corner of said Section 25; thence \$29°19'32"W, 164.19 feet to the Point of Beginning, said point being on the West right-of-way line of Sheridan Boulevard and a corner of said Foxborough

thence along the boundary of said Foxborough Towne the following ten (10) courses

- 1. thence N89°55'00"W, 40.00 feet; 2. thence S00°05'00"W, 40.00 feet;
- 3. thence \$89°55'00"E, 40.00 feet to a point on the West right-of-way of said Sheridan Boulevard;
- 4. thence S00°05'00"W along said West right-of-way line, 1,230.17 feet to a point of curve;
- 5. thence along said curve to the right having a radius of 15.00 feet, a central angle of 90°00'00", 23.56 feet to a point of tangent on the North right-of-way line of East 10th Avenue;
- 6. thence N89°55'00"W along said tangent and along said North right-of-way line, 429.28 feet to the Southeast corner of Lot 1 of a replat of portions of Northmoor Estates;
- 7. thence NOO*05'00"E along the East line of said Lot 1 and its northerly extension, 420.41 feet to the North right-of-way line of Northmoor Drive; 8. thence N89°55'00"W along said North right-of-way line, 279.00 feet to a
- point of curve; 9. thence along said curve to the right having a radius of 15.00 feet, a central angle of 90°00'00", 23.56 feet to a point of tangent on the East right-of-way line of Dexter Street;
- 10. thence NOO°05'00"E along said tangent and along said East right-of-way line, 644.76 feet to a point of curve;

thence along said curve to the right having a radius of 15.00 feet, a central line of Northmoor Drive as platted in said Foxborough Towne;

thence along said tangent and along said South right-of-way line of the following four (4) courses:

- 1. thence \$89°55'00"E, 7.00 feet to a point of curve;
- 2. thence along said curve to the left having a radius of 180.00 feet, a central angle of 18°00'00", 56.55 feet to a point of tangent;
- 3. thence N72°05'00"E along said tangent, 135.00 feet to a point of curve; 4. thence along said curve to the right having a radius of 150.00 feet, a central angle of 31°29'12", 82.43 feet to the southerly extension of the easterly line of that parcel of land recorded at Reception No. 114183 of the Boulder County Records;

thence N13°34'12"E along said southerly extension and the easterly line of said parcel, 345.80 feet to the South right-of-way line of East 13th Avenue; thence \$89°55'00"E along said South right-of-way line, 355.28 feet to a point

thence along said curve to the right having a radius of 15.00 feet, a central angle of 90°00'00", 23.56 feet to a point of tangent on the West right-of-way line of said Sheridan Boulevard;

thence \$00°05'00"W along said tangent and along said West right-of-way line, 185.00 feet to the Point of Beginning containing 19.604 acres, more or less.

have laid out, platted and subdivided the above described land into tracts, lots, blocks, and streets under the name and style of Northridge Subdivision Correction Plat and by these presents does hereby dedicate all of the utility easements, streets, rights-of-way, and tracts, as shown on the accompanying plat to the City of Broomfield and its assigns.

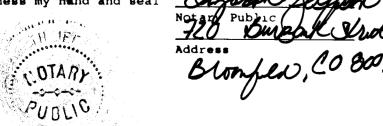
Witness our hand this _____ day of _____, A.D., 19 ___.

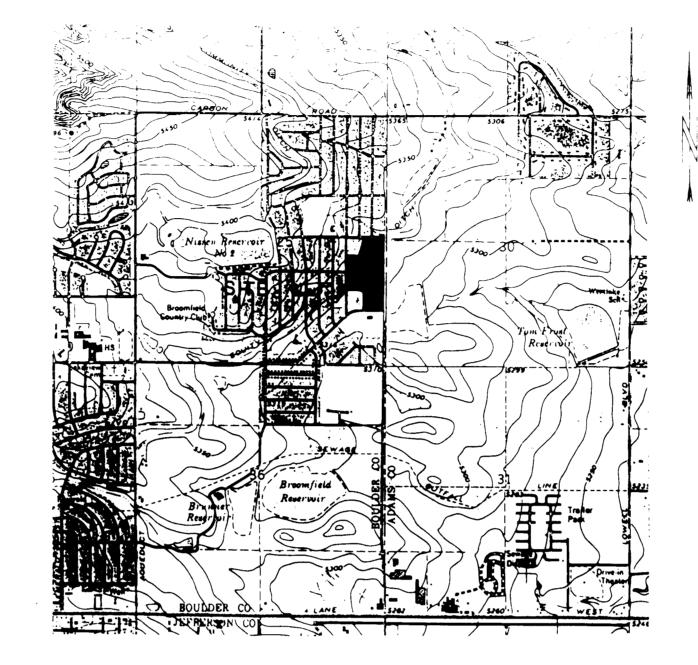
OWNER: CITATION LIMITED PARTNERSHIP I, A COLORADO LIMITED PARTNERSHIP BY CITATION DEVELOPMENT CORP.

STATE OF COLORADO

COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this //TH day of ANUARY, A.D., 1993, by GARY W. FRANCIS JANUARY as PRESIDENT CITATION DEVELOPMENT CORP.





VICINITY MAP

NOTES

- 1. The bearings shown on this plat are based on the east line of the southeast quarter, Section 25, Township 1 South, Range 69 West of the Sixth Principal Meridian, City of Broomfield, County of Boulder, State of Colorado, being N00°05'14"E as shown on the plat of Foxborough Towne and both ends of said line are monumented as shown hereon.
- This symbol " " indicates a 5/8" steel pin with cap and L.S. No. 9329, unless otherwise shown.
- 3. 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
- 4. There are 80 lots and 4 tracts in NORTHRIDGE SUBDIVISION.
- Lot lines are radial to curved street lines unless noted N/R, for non radial.
- 6. All block corner radii are 20.50 feet unless otherwise noted.
- 7. Approval of this final plat may create a vested property right pursuant to Article 68, Title 24, C.R.S.
- 8. <u>UTILITY EASEMENT ACKNOWLEDGEMENT</u>: Those portions of real property which are labeled as U.E. on this plat are utility easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to storm and sanitary sewer, drainage swales, natural gas lines, water lines, telephone lines, electrical lines, cables, cable television, water meters, signs, postal facilities, conduits, and poles, together with all necessary and convenient appurtenances thereto; together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. Said easements and right are to be utilized in a responsible and prudent manner.
- 9. All easements labeled U.E. are 10 feet in width along rear lot lines, 5 feet in width along side lot lines where shown on the plat, 12 feet in width along front lot lines, or as otherwise shown. Easements labeled 6 foot D.U.E. are drainage and utility easements, three feet each side of the lot line where shown on the plat.

10. The City of Broomfield shall have a dominant interest in the easements dedicated to the City of Broomfield, and all other interests in easements shall be servient to said dominant interests of the City of Broomfield. Installation and maintenance of utilities and drainage facilities by servient easement owners shall be done in a reasonable and responsible manner. The servient easement owner shall replace and repair any and all damage caused to the surface or subsurface of the real property. The servient easement owner shall also replace and repair any and all damage caused to any existing facilities and/or utilities located on the surface or subsurface of the property.

Purpose of Correction Plat

This Correction Plat corrects and supercedes the Final Plat for Northridge Subdivision recorded December 11, 1992, Reception No. 1248170.

OWNER: Tina Marie Homes, Inc. A Dissoved Colorado Corporation by Fred L. Spallone and Louis R. Spallone as the Sole

Members of the Last Acting Board of Directors.

STATE OF COLORADO COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this _____ | ZTH and Louis R. SPALLONE
of TINA MARIE HOMES, INC. JANUARY as PRESIDENT as Secretary

My commission expires

Witness my hand and seal

REVISED JANUARY, 1993 PREPARED OCTOBER, 1992



EMK Consultants, INC. **ENGINEERS • SURVEYORS**

MORTGAGEE'S APPROVAL

For approval of the Northridge Subdivision Correction Plat and the dedications and conditions which apply thereto.

DOHN A. BENEZED

The Bank of Louisville John A. Benedetti, Commercial Loan Officer

STATE OF COLORADO COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this ______ day of _______, 1993, by ________, Benedeffi

My commission expires

Witness my hand and seal

ATTORNEY'S CERTIFICATE

I, Lary M. Baker ** 004411, an attorney admitted to practice in the State of Colorado, do hereby certify that the persons dedicating the rights-ofway and the easements shown on this plat are the owners thereof in fee simple, free and clear of all encumbrances, subject to a deed of trust recorded on January 11, 1993 at Reception No. 1256190 in the records of the Clerk and Recorder of Boulder County, Colorado.

Attorney

11 January 1993

SURVEYOR'S CERTIFICATE

I, Jon S. McDaniel, a Registered Land Surveyor in the State of Colorado, do hereby certify that I have surveyed the above described property and that this Plat is a true representation of which suprage.

egistered Land Surveyor #12435 For and on behalf of EMK Commentants, Inc

CITY OF BROOMFIELD APPROVALS

Accepted and approved as a subdivision by the City Council of the City of

Broomfield, Colorado, this 8th day of December A.D. 19 92.

RECORDER'S CERTIFICATE

STATE OF COLORADO COUNTY OF BOULDER)

I hereby certify that this instrument was filed for record in my office on the 15TH day of JANUARY, 19 93, at 9:34 AM., in Book FILM

Barbara Evavold

CHARLOTTE HOUSTON RECORDER

