

# NORTHMOOR ESTATES 8TH FILING REPLAT A

## MINOR PLAT

LOTS 1 AND 2, NORTHMOOR ESTATES 8TH FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SHEET 1 OF 2

### LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 1 AND 2, NORTHMOOR ESTATES 8TH FILING, AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON JANUARY 22, 1996, AT RECEPTION NO. 1578004, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

5048 P.00000, 001/17/00 00:17/00 00:17, 01:14:00 AM, 01/17/00 00:17

HAS LAID OUT, PLATED, AND SUBMITTED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTHMOOR ESTATES 8TH FILING REPLAT, 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 CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

### OWNERS CERTIFICATE

BY: Salvation Army Broomfield Residences Inc  
(LOT 1, NORTHMOOR ESTATES 8TH FILING)  
BY: [Signature] David S. Dore  
President Secretary

STATE OF COLORADO  
COUNTY OF SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF AS

OF SALVATION ARMY BROOMFIELD RESIDENCES INC.  
WITNESS MY HAND AND OFFICIAL SEAL. PLEASE SEE ATTACHED  
MY COMMISSION EXPIRES: \_\_\_\_\_

### NOTARY PUBLIC

BY: The Salvation Army  
(LOT 2, NORTHMOOR ESTATES 8TH FILING)  
BY: [Signature] David S. Dore  
Asst. Secretary

STATE OF COLORADO  
COUNTY OF SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF AS

OF THE SALVATION ARMY.  
WITNESS MY HAND AND OFFICIAL SEAL. PLEASE SEE ATTACHED  
MY COMMISSION EXPIRES: \_\_\_\_\_

### NOTARY PUBLIC

### SURVEYORS CERTIFICATE

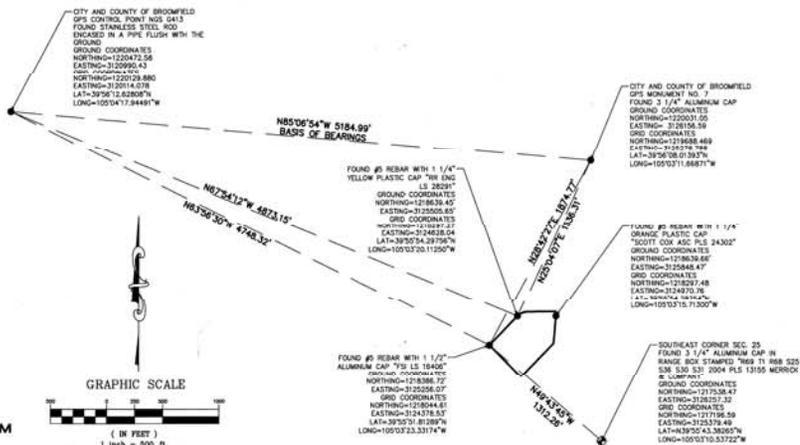
I, JOHN B. GUYTON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRON, INC. THAT THIS PLAT OF THE REPLAT OF NORTHMOOR ESTATES 8TH FILING ACCURATELY CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT SUPERVISION, SUPERVISION AND CHECKING.

BEARINGS ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD83/92

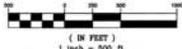
JOHN B. GUYTON, COLORADO P.L.S. #18406  
CHAIRMAN & CEO, FLATIRON, INC.  
3625 WES AVENUE  
SUITE 395  
BOULDER, CO 80501



VICINITY MAP  
SCALE: 1" = 200'



GEODETIC TIE DIAGRAM  
SCALE = 1" = 500'



### NOTES

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABH7059954-4, DATED OCTOBER 23, 2018 AT 5:00 P.M. AND COMMITMENT NUMBER ABH7059954-4, DATED OCTOBER 25, 2018 AT 5:00 P.M. WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREIN IS A PORTION OF LOT 1 AND ALL OF LOT 2 OF LOTS 1 AND 2 BEFORE FINALIZING PLAT.
2. ACCORDING TO COLORADO LAW YOU MUST COMPLETE 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.
3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE (COORDINATE SYSTEM NORTH ZONE (0000) AND 0010), A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 7, BEING A FOUND 3 1/4" CITY AND COUNTY OF BROOMFIELD ALUMINUM CAP AND CITY AND COUNTY OF BROOMFIELD POINT NO. 0413, BEING A FOUND STAINLESS STEEL ROD ENCASED IN A PIPE FLUSH WITH THE GROUND, BEARS NORTH 85°06'41" WEST, A DISTANCE OF 581.99 FEET, AS SHOWN HEREON, BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GPS STANDARDS.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMETS A CLASS TWO (2) MISDEMEANOR PUNISHABLE TO 18 C.F.R. 24.1-24.106, UNLESS HE KNOWINGLY RESTORES, REPLACES, REPAIRS, OR RELOCATES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER OR MONUMENT POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE PLANTED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1858.
5. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
6. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "2-D ORDER, CLASS 2, 1:50,000" AS DESCRIBED IN THE "GEODETIC 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.
7. THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.99979121.
8. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
9. THE COLORADO ON-LINE GIS COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THIS PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO 17-38-1603(3).
10. FLOODPLAIN: THE PROPERTY IS IN ZONE X, UNSHADED, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 68073-0091-0, MAP REVISED OCTOBER 2, 2013. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODING MAY OCCUR AND THE PROPERTY MIGHT BE OVERLOOKED BY MORE OR FEWER CHANNELS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
11. ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREON.
12. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-22-0005, B.M.C.
13. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (COMMITMENT NUMBER ABH7059954-4) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE:
 

#1	JAN 22, 1996	REC. NO. 1578006	SUBDIVISION AGREEMENT
#2	MAY 17, 2002	REC. NO. 2288485	REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT
14. THE UTILITY EASEMENT AS SHOWN ON THE PLAT OF NORTHMOOR ESTATES 8TH FILING AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON JANUARY 22, 1996, AT RECEPTION NO. 1578004, HAS NO DIMENSIONS TO BE THE EASEMENT TO THE BOUNDARY. FLATIRON SPOKE WITH R & R ENGINEERS-SURVEYORS, INC. WHO PREPARED SAID PLAT, ON NOVEMBER 21, 2018, THEY REPORTED THE EASEMENT IS LOCATED 33.02 FEET FROM THE POINT OF TANGENCY LOCATED ALONG THE NORTHWESTERLY LINE OF LOT 1, NORTHMOOR ESTATES FILING B.
15. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (COMMITMENT NUMBER ABH7059954-4) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE:
 

#3	MARCH 7, 1980	BK. 89, PG. 141	MINERAL RESERVATIONS
#5	JAN 22, 1996	REC. # 1578006	SUBDIVISION AGREEMENT
#6	MARCH 27, 1996	REC. # 1584566	CAPITAL ADVANCE PROGRAM REGULATORY AGREEMENT
#7	MARCH 27, 1996	REC. # 1584567	CAPITAL ADVANCE PROGRAM REGULATORY AGREEMENT
#9	MAY 17, 2002	REC. # 2288485	REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT
#20	MARCH 8, 2007	REC. # 200703025	LEASE

### APPROVALS

**DIRECTOR OF COMMUNITY DEVELOPMENT**  
THIS MINOR SUBDIVISION IS APPROVED BY THE CITY AND COUNTY OF BROOMFIELD DIRECTOR OF COMMUNITY DEVELOPMENT THIS 20 DAY OF June, 2020  
DIRECTOR OF COMMUNITY DEVELOPMENT

### CITY AND COUNTY MANAGER

THIS MINOR SUBDIVISION IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE MANAGER OF THE CITY AND COUNTY OF BROOMFIELD ON THIS 20 DAY OF June, 2020  
CITY MANAGER

DATE	BY
2020 JUN 20	[Signature]
2020 JUN 20	[Signature]

NORTHMOOR ESTATES  
8TH FILING REPLAT A

Flatiron, Inc.  
Surveying, Engineering & Geomatics  
4001 LOCKMAN ST.  
DENVER, CO 80202  
TEL: (303) 771-4330  
FAX: (303) 771-4335



JOB NUMBER:  
18-70,718  
DATE:  
11-22-2019  
DRAWN BY:  
G. WESCOTT  
CHECKED BY:  
JL/JG/NW

# NORTHMOOR ESTATES 8TH FILING REPLAT A

## MINOR PLAT

LOTS 1 AND 2, NORTHMOOR ESTATES 8TH FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SHEET 2 OF 2

202008783 PL 07/27/2019 01:33 PM  
CITY & COUNTY OF BROOMFIELD  
PLAT & REPLAT

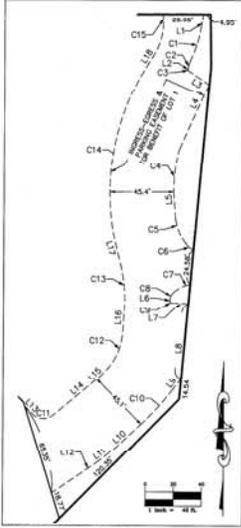
DATE	REVISION	COMMENTS
2019-11-14	1	ISSUED FOR RECORD
2019-10-24	2	REWORKING PLAT
2019-08-28	3	REWORKING PLAT
2019-08-28	4	REWORKING PLAT
2019-08-28	5	REWORKING PLAT
2019-08-28	6	REWORKING PLAT
2019-08-28	7	REWORKING PLAT
2019-08-28	8	REWORKING PLAT
2019-08-28	9	REWORKING PLAT
2019-08-28	10	REWORKING PLAT

NORTHMOOR ESTATES  
8TH FILING REPLAT A  
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**Flatirons, Inc.**  
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FAX: (303) 443-9201  
FAX: (303) 443-9830  
FAX: (303) 924-3180



JOB NUMBER:  
18-70,718  
DATE:  
11-22-2019  
DRAWN BY:  
E. PRESCOTT  
CHECKED BY:  
JK/JZO/WW

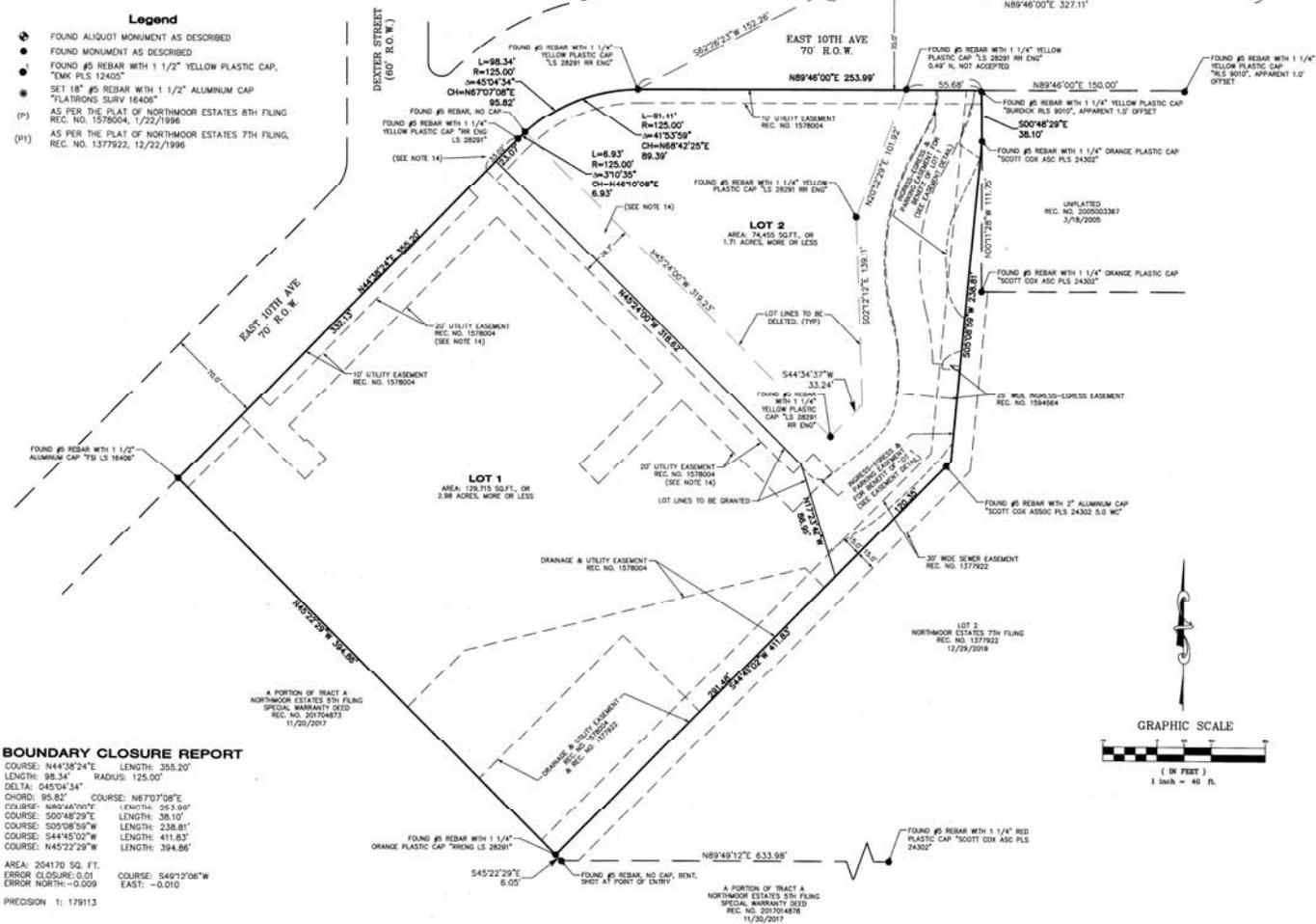


EASEMENT DETAIL

LINE #	LENGTH	DIRECTION
L1	9.96	S081°49'W
L2	0.59	S05°41'24"W
L3	18.11	S55°53'00"E
L4	51.39	S24°18'25"W
L5	19.34	S04°12'45"E
L6	1.55	S02°00'10"E
L7	11.88	S87°50'12"E
L8	54.57	S05°09'59"W
L9	10.16	S37°26'32"W
L10	33.00	S47°12'39"W
L11	7.84	S52°02'49"W
L12	40.14	S55°32'24"W
L13	7.84	S45°04'20"E
L14	37.80	N00°18'18"E
L15	10.57	N45°05'40"E
L16	23.28	N02°31'49"E
L17	18.76	N01°02'14"W
L18	10.88	N37°50'34"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	25.24	86.94	16°38'07"	S17°46'48"W	25.15
C2	6.14	20.59	17°04'28"	S18°23'28"W	6.11
C3	0.54	0.50	61°34'24"	S25°05'48"E	0.51
C4	30.45	118.90	1°40'27"	S05°51'38"W	30.37
C5	19.23	42.18	26°07'07"	S21°17'38"E	19.06
C6	7.04	12.18	33°09'45"	S20°25'07"E	6.94
C7	14.04	23.32	34°30'31"	S03°28'07"W	13.83
C8	4.84	6.42	43°14'18"	S24°12'58"W	4.73
C9	1.80	1.20	85°55'02"	S44°52'41"E	1.84
C10	32.74	195.00	8°37'13"	S42°25'02"W	32.70
C11	18.28	11.02	84°36'46"	S87°21'18"E	14.84
C12	30.78	42.39	47°36'23"	N24°20'01"E	30.11
C13	24.10	117.41	11°49'29"	N06°21'21"W	24.05
C14	121.63	188.80	4°37'46"	N09°51'03"E	124.61
C15	31.13	44.58	39°39'35"	N12°02'44"E	30.50

- Legend**
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - FOUND #5 REBAR WITH 1 1/2" YELLOW PLASTIC CAP, "EMK PLS 12405"
  - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON'S SURVY 16405"
  - (\*) AS PER THE PLAT OF NORTHMOOR ESTATES 8TH FILING REC. NO. 1578004, 1/22/1996
  - (P1) AS PER THE PLAT OF NORTHMOOR ESTATES 7TH FILING, REC. NO. 1377922, 12/22/1996



**BOUNDARY CLOSURE REPORT**  
 COURSE: N44°38'24"E LENGTH: 355.20'  
 LENGTH: 98.34' RADIUS: 125.00'  
 DELTA: 045°04'34"  
 CHORD: 95.82' COURSE: N67°07'08"E  
 231.895' N60°41'07"E LENGTH: 253.89'  
 COURSE: S00°48'29"E LENGTH: 38.10'  
 COURSE: S05°08'59"W LENGTH: 238.81'  
 COURSE: S44°45'02"W LENGTH: 411.83'  
 COURSE: N45°22'29"W LENGTH: 394.86'  
 AREA: 204170 SQ. FT.  
 ERROR CLOSURE: 0.01  
 ERROR NORTH: -0.009  
 PRECISION: 1: 179113  
 COURSE: S46°12'06"W  
 EAST: -0.010



B:\PROJECTS\2019\18-70718-FLAT-CL-ENG-DRAWING\2019-11-22-2019-08.dwg

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
 County of Los Angeles }

On May 7, 2020 before me, Heather Lynn Mackenzie-Mesias, Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Douglas Tollerud and David Bentley  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Heather Lynn Mackenzie-Mesias  
*Signature of Notary Public*

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Owner's Certificate

Document Date: May 7, 2020 Number of Pages: one

Signer(s) Other Than Named Above: no other signers

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Douglas Tollerud Signer's Name: David Bentley

Corporate Officer – Title(s): Treasurer  Corporate Officer – Title(s): Asst. Secretary

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: The Salvation Army Signer is Representing: The Salvation Army