

NORTHMOOR ESTATES 1ST FILING

A SUBDIVISION OF THE NW 1/4, NE 1/4 OF SEC 36 AND A PORTION OF THE S 1/2, SE 1/4 OF SEC 25, ALL IN T 1 S, R 69 W, OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That TINA MARIE HOMES, INC., being the owner of the NW 1/4, NE 1/4 of Sec 36 and a portion of the S 1/2, SE 1/4 of Sec 25, all in T 1 S, R 69 W, of the 6TH P.M. BOULDER COUNTY, COLORADO, has caused the same to be laid out, subdivided and platted into lots, blocks, streets and avenues as hereon shown under the name and style of NORTHMOOR ESTATES 1ST FILING; That said TINA MARIE HOMES, INC., hereby dedicates and sets apart all of the streets and other public areas shown on the accompanying plat to the use of the public forever and hereby dedicates those portions of said real property which are labeled as easements on the accompanying plat as easements for the installation and maintenance of public utilities; That all expenses involving necessary improvements for all utilities, grading, landscaping or initial street paving shall be financed by Purchaser or the Seller - not by the COUNTY OF BOULDER.

IN WITNESS WHEREOF, I have subscribed my hand and Seal this 31st day of March 1961.

TINA MARIE HOMES, INC.

Fred L. Spallone
FRED L. SPALLONE, PRES.

Robert F. Herbers
ROBERT F. HERBERS, SECY., TREAS.

STATE OF COLORADO)
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 31st day of March A.D. 1961, by TINA MARIE HOMES, INC., Fred L. Spallone, Pres.; - Robert F. Herbers, Secy., Treas.

Witness my hand and official seal *John A. Pinkerton*
My commission expires May 26, 1963.

SURVEYOR'S CERTIFICATE

I certify that I GENE IRWIN PETERSON, Registered Land Surveyor, have caused to be laid out, subdivided and platted into lots, blocks, and avenues, the NW 1/4, NE 1/4 of Sec 36, and a part of the S 1/2, SE 1/4 of Sec 25, all in T 1 S, R 69 W, of the 6TH P.M. Boulder County, Colorado, and that the accompanying map accurately and properly shows said subdivision.

Gene Irwin Peterson
Registered Land Surveyor

The foregoing Surveyor's Certificate was subscribed and sworn to before me this 30th day of March, 1961.

Witness my hand and official seal *Anne L. Hughes* My commission expires Sept 16, 1964.

APPROVALS

Approved by the Boulder County Planning Commission this 7 day of April, 1961.

SECRETARY

CHAIRMAN

The foregoing plat is approved for filing and conveyance of the Public Way, Roads and Streets shown thereon is accepted by the County of Boulder, Colorado this 10th day of April, 1961, subject to the condition that the County shall undertake maintenance of any such Public Way, Road or Street only after construction of such Way has been satisfactorily completed by the Subdivider.

BOARD OF COUNTY COMMISSIONERS

Joe Smith
CHAIRMAN
Michael B. Sully
Deputy

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER)

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Boulder County, at Boulder, Colorado this 25th day of May 1961, AND IS DULY RECORDED IN PLAT BOOK 8 PAGE 14
FEES \$600 PAID

Milton E. Jauch
CLERK AND RECORDER

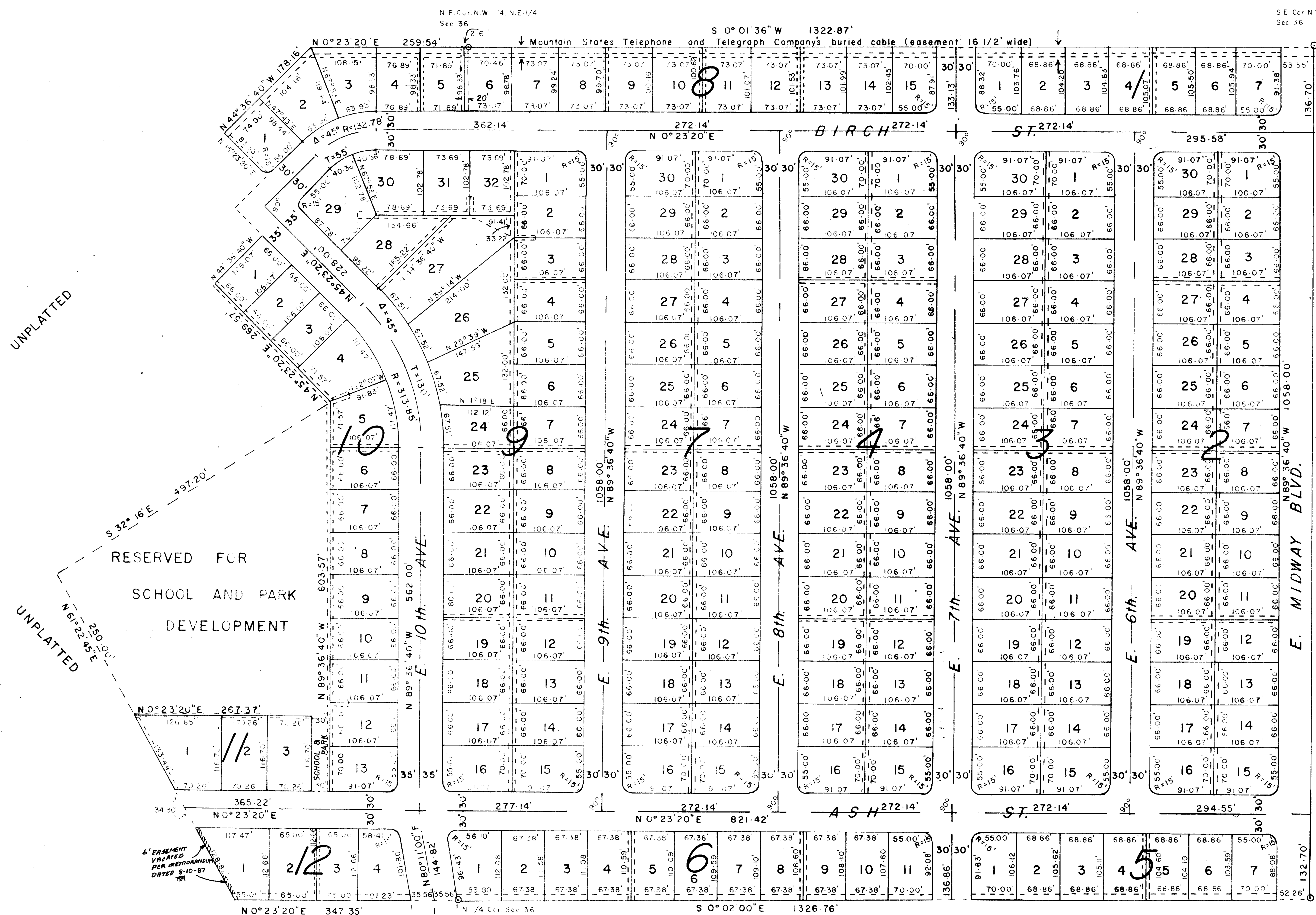
Edna G. Davis
DEPUTY

PETERSON & SON

(W.A.M. & D.P. & E.) 27 Lakewood Heights
Lakewood, Colorado

1st FILING - NORTHMOOR ESTATES

UNPLATTED



EXPLANATION FOR ESTABLISHMENT OF BOUNDARIES

The boundaries shown were established using the following:
W 1/4 Cor., N 1/4 Cor. (accepted), S 1/4 Cor., S E Cor., E 1/4 Cor. (reestablished) and the N E Cor. (reestablished) all of Sec 36, T 1 S, R 69 W.

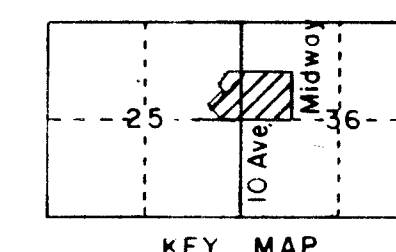
NOTES:

All radii shown on block corners are 15'
All utility easements are 6' wide along rear or side lot lines where shown
All utility easements along exterior boundary lines are 10'
All guy anchor easements extend 30' into the lots from the rear lines and into the lot area where shown
Easement for The Mountain States Telephone & Telegraph Company's buried cable is 16 1/2' wide.

UNPLATTED

0 50 100 200 300

SCALE: 1" = 100'



KEY MAP