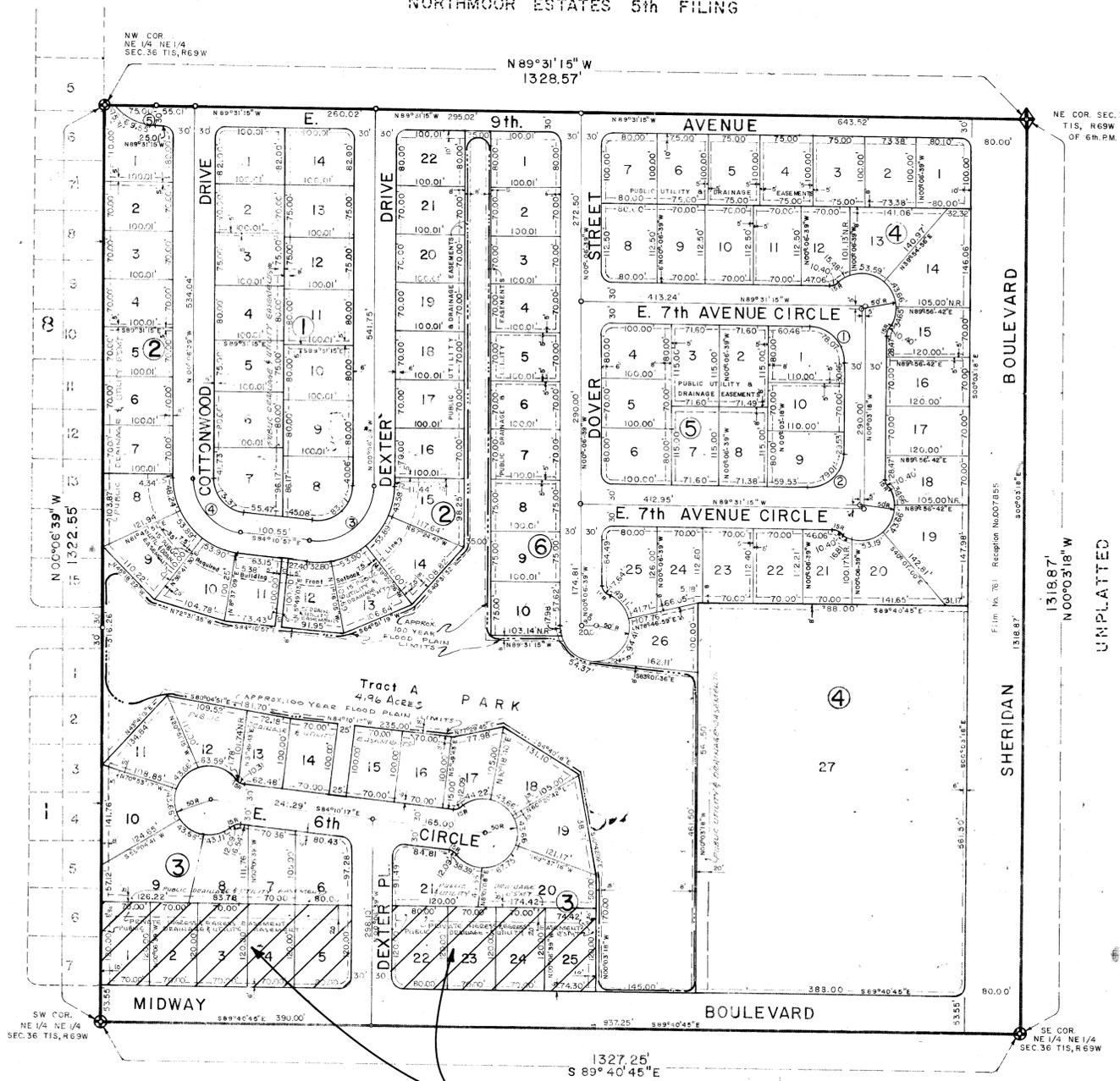


# NORTHMOOR ESTATES 6th FILING

A PART OF THE NE 1/4 NE 1/4 OF SEC.36, T15, R69W OF THE 6th. P.M.  
COUNTY OF BOULDER, STATE OF COLORADO

NORTHMOOR ESTATES 5th FILING

NORTHMOOR ESTATES 1st FILING



SEE REPLAT FILING 6, BLOCK 3

CURVE		DATA			
No.	Location	Radius	Δ	L	T
1	R	50.00'	89°27'57"	78.07'	49.54'
2	R	50.00'	90°32'03"	79.01'	50.47'
3	C	80.00'	95°55'42"	133.94'	88.74'
4	C	80.00'	84°04'18"	117.39'	72.12'
5	R	75.00'	53°07'43"	69.55'	37.50'

UNPLATTED

NOTES

- All radii shown at block corners are 15 feet and lot dimensions are to the intersection of the lot lines extended.
- All rear lot line easements are 8 feet in width unless noted otherwise.
- All side lot line easements are 6 feet in width unless noted otherwise.
- Easements 6 feet in width along the front line all platted lots as shown hereon are granted to the Public Service Company of Colorado for installation, use and replacement of underground gas pipelines only, and are subject to use concurrently for other underground utility service lines for individual lots and for surface use for sidewalks and driveways provided they cross at substantially right angles and do not exceed 26 feet in width.
- Bearings are extended from Northmoor Estates 5th Filing.
- Lots 8 through 15, inclusive, Block 2, shall have a minimum 35' building front setback line. All other lots shall have a minimum 25' building front setback line.

Prepared by:  
**MARK II Engineering Company**  
P.O. Box 444  
Broomfield, Colorado 80020

KNOW ALL MEN BY THESE PRESENTS that the undersigned as owners of the Northeast One-quarter of the Northeast One-quarter of Section 36, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, more particularly described as follows: Beginning at the northeast corner of said Sec. 36 thence N89°31'15"W along the north line of said Sec. 36 a distance of 1328.57 feet to the northwest corner of said NE 1/4 NE 1/4; thence S00°06'39"E along the west line of NE 1/4 NE 1/4 a distance of 1322.55 feet to the southwest corner of said NE 1/4 NE 1/4; thence S89°40'45"E along the south line of said NE 1/4 NE 1/4 a distance of 1327.25 feet to the southeast corner of said NE 1/4 NE 1/4; thence N00°03'18"W along the east line of said Sec. 36 a distance of 1318.87 feet to the point of beginning, containing 40.26 acres more or less, have laid out and plotted the above described land as shown hereon under the name and style of "NORTHMOOR ESTATES 6th FILING" and by these presents do dedicate to the public the streets, avenues, ways, places and boulevards, parks and Tract A hereon shown.

WITNESS our hands and seals this 2nd day of January, 1974.

TINA MARIE HOMES, INC., A COLORADO CORPORATION      THE CHRISTIAN CHURCH OF BROOMFIELD, A COLORADO NONPROFIT CORPORATION

Tina Marie Homes, Inc., President      Rick Maggert, Trustee  
Louis R. Spallone, Secretary      George A. Williams, Trustee

STATE OF COLORADO } ss  
COUNTY OF

The foregoing was acknowledged before me this 2nd day of January, 1974, by Fred L. Spallone, President and Louis R. Spallone, Secretary of Tina Marie Homes, Inc., A Colorado Corporation. Witness my hand and seal.

My commission expires October 27, 1975      George A. Williams, Notary Public

STATE OF COLORADO } ss  
COUNTY OF

The foregoing was acknowledged before me this 5 day of July, 1974, by Galen Kessler, Trustee and Rick Maggert, Trustee of The Christian Church of Broomfield, A Colorado Nonprofit Corporation. Witness my hand and seal.

My commission expires Oct. 17, 1977      George A. Williams, Notary Public

APPROVED by the Planning Commission of the City of Broomfield, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 197 A.D.

\_\_\_\_\_, Chairman      \_\_\_\_\_, Secretary

ACCEPTED AND APPROVED as a subdivision and passed by the City Council of the City of Broomfield, Colorado this 27th day of August, 1976 A.D.

Walter Pappas, Mayor      George A. Williams, City Clerk

I, Robert J. Grogan, a Registered Professional Engineer and Land Surveyor in the State of Colorado do hereby certify that the survey of Northmoor Estates 6th Filing was made under my supervision and the accompanying plat accurately and properly shows said tract and the monuments shown do actually exist.

Robert J. Grogan  
P.E. & L.S. No. 4921

I, \_\_\_\_\_, an Attorney at Law duly licensed to practice before the Courts of Record of Colorado, do hereby certify that I have examined the title of all lands hereinabove dedicated and shown upon the within plat as public ways, places, streets, avenues, easements and parks and that title to such land is in the dedicators, free and clear of all liens and encumbrances except as shown hereon. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1974 A.D.

\_\_\_\_\_, Attorney at Law

APPROVALS:

Public Service Company of Colorado

\_\_\_\_\_, Mountain Bell Telephone

William B. Burtis, Broomfield City Engineer

Film 938

I hereby certify that this plat was filed in my office on this 10 day of September, 1976 A.D. at 10:07 o'clock A.m. and was recorded in Plat File 5 F-3, at Map \_\_\_\_\_, Reception No. 191655

Patricia Baca, Deputy      \_\_\_\_\_, County Clerk and Recorder

Planfile P-5 F-3 No. 40