

A REPLAT OF PORTIONS OF NORTHMOOR ESTATES

INCLUDING BLOCKS 13, 14, 15, & 16 2nd FILING AND BLOCKS 13, 14, & 17 3rd FILING IN THE E 1/2 SECTION 25, T.1S, R.69 W., 6th P.M., BOULDER COUNTY, COLORADO, CONTAINING 25.29 ACRES, MORE OR LESS.

DEDICATION STATEMENT

Know all men by these presents: That the undersigned, all of the parties having an interest in that part of the E of Sec. 25, T. 1S, R. 69W, Boulder County, Colorado, now known as Northmoor Estates Second Filing, and Northmoor Estates, Third Filing, have caused Blocks 13, 14, 15, and 16, of said second filing, and Blocks 13, 14, and 17, of said third filing, together with those portions of Dover and Elmwood Streets, lying between E. 10th Avenue and E. 13th Avenue, and that portion of E. 12th Avenue, lying between Dexter Street and Sheridan Boulevard, to be replatted, laid out and subdivided into lots and streets, as shown hereon, under the name of Northmoor Estates; That the undersigned hereby dedicate and set apart all of the streets shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility 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 16th day of AUGUST, 1967.

TINA MARIE HOMES, INC.

Fred L. Spallone
President

Ernest G. Barry
Secretary

NOTARY STATEMENT

State of Colorado) SS
County of Boulder)

The foregoing instrument was acknowledged before me this 16th day of AUGUST, 1967, by Tina Marie Homes, Inc.

Fred L. Spallone, President
Ernest G. Barry, Secretary

Witness my hand and official seal John H. Dent

My commission expires July 7, 1971

SURVEYOR'S CERTIFICATE

I certify that I, William J. Stengel, Registered Land Surveyor, performed the survey of Northmoor Estates, and that the accompanying plat thereof accurately represents said survey. Bearings used were taken from record bearings on previous plattings: the bearing from the SE corner, Sec. 36, to the E. corner, Sec. 36, was taken to be N. 00°05'14"E.

William J. Stengel
William J. Stengel, Registered Land Surveyor

ENGINEER'S STATEMENT

I, DAVID B. SHUPE, do hereby certify that the survey of Northmoor Estates, a replatting of portions of Northmoor Estates, Second Filing, and Northmoor Estates, Third Filing, subdivisions presently recorded in Boulder County, Colorado, was made under my supervision by a Registered Land Surveyor, and that the accompanying plat accurately represents said survey.

David B. Shupe
DAVID B. SHUPE, REGISTERED PROFESSIONAL ENGINEER

APPROVALS

Approved by the Boulder County Planning Commission this 25th day of AUGUST, 1967.

L. C. Nuttall
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 28th day of August, 1967, 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.

Michael P. Staley
CLERK OF BOARD Deputy

BOARD OF COUNTY COMMISSIONERS

Greg B. Shiner
Chairman

CLERK AND RECORDER'S CERTIFICATE

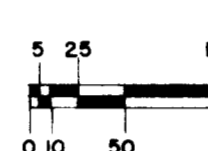
State of Colorado) SS
County of Boulder)

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Boulder County, at Boulder, Colorado, at 8:36 A.M., this 5th day of SEPTEMBER, 1967, and is recorded in Plan File R-2-2-11

Fees \$ 10.00 Paid

Thomas M. Starn
Clerk and Recorder

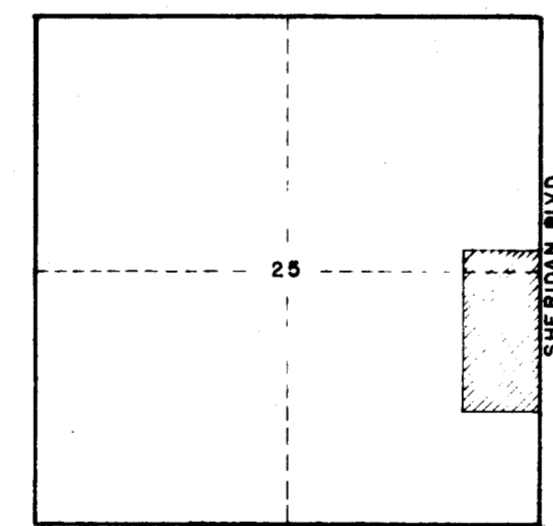
Elmer E. Davis
Deputy



CURVE	Δ	TAN	ARC	RAD
A	18°00'	23.76	47.12	150'
B	108°00'	247.75	3392.9	180'
C	28°00'	37.40	73.30	150'
D	18°00'	299.57	370.71	180'

LEGEND

- BOUNDARY MONUMENTS 1" DIA. ALUM. CAPS SET IN CONCRETE WITH SURVEYOR'S NUMBERS STAMPED
- 1/4 CORNER MONUMENTS 2 1/2" DIA. BRASS CAP ON 1/2" IRON PIPE
- GREEN AREA LINES
- EASEMENTS
- LOT LINES
- LOT NUMBERS
- ALL CORNER EASEMENTS 15' RADIUS



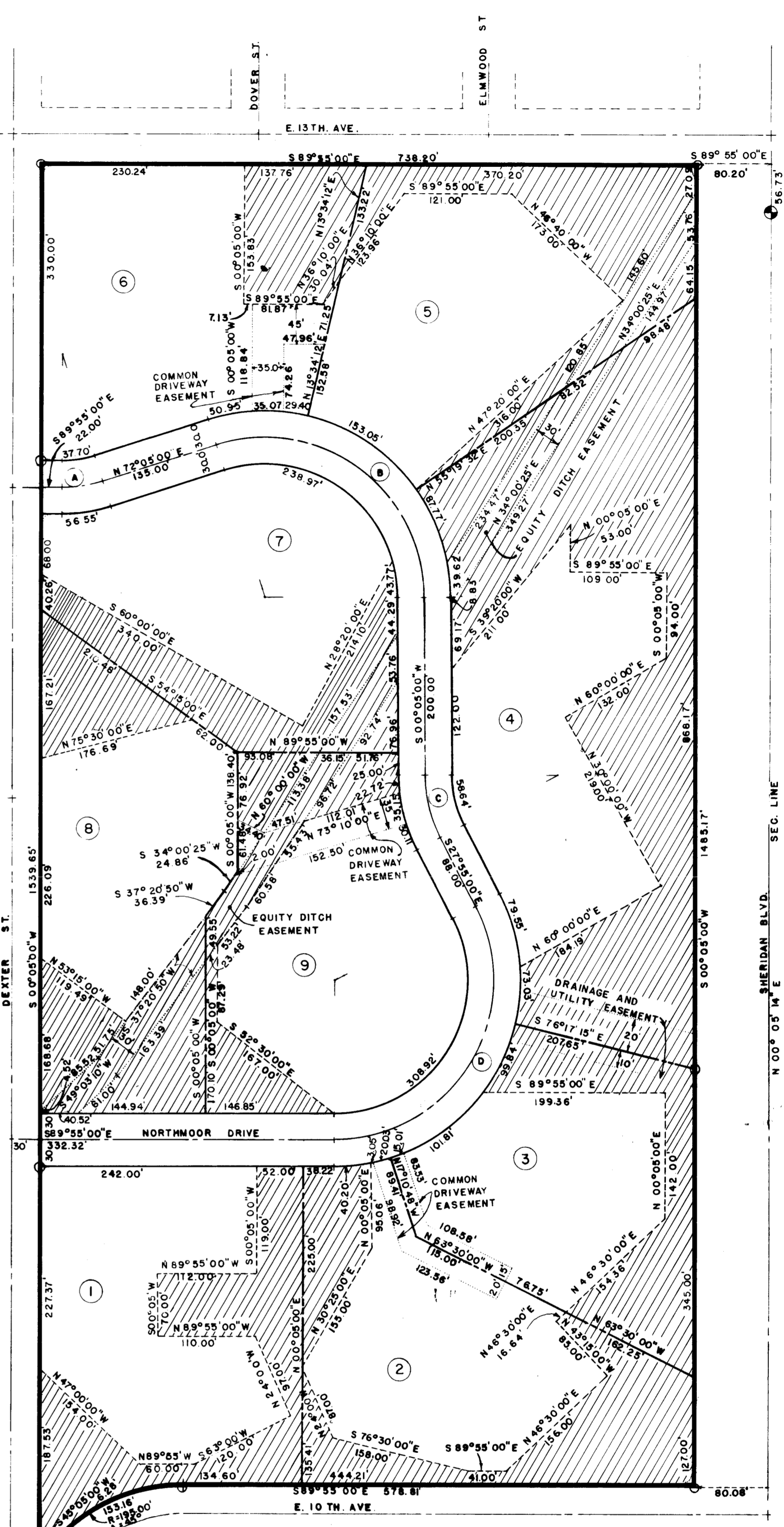
NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF BOULDER DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS-OF-WAY REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.

UNTIL SUCH ROADS AND RIGHTS-OF-WAY MEET COUNTY ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL "ACCEPTANCE," THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

NOTICE IS FURTHER GIVEN THAT NO BUILDING PERMIT WILL BE ISSUED BY OFFICIALS OF THIS COUNTY FOR IMPROVEMENTS OF ANY NATURE ON ANY PROPERTY REFLECTED ON THIS PLATTED SUBDIVISION UNTIL SUCH TIME AS THE "ACCEPTANCE" AS HEREINAFORE DESCRIBED, HAS BEEN FILED FOR RECORD WITH THE CLERK AND RECORDER OF THIS COUNTY.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF BOULDER COUNTY.
BY: Paul W. Sautter
DIRECTOR, DEPARTMENT OF DEVELOPMENT



RECORDED-PLAN FILE R-2-2-11