20' UTILITY

LOT

3.800 ACRES

7.06

3) ● = SET PIN & CAP P.L.S. #26957.

NOTES:

165518 SQ.FT.

DRAINAGE & UTILITY

1) NOTICE ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECTS IN THIS SURVEY WITHIN SIX YEARS AFTER YOU DISCOVER

BE COMMENCED TEN YEARS AFTER DATE OF CERTIFICATION SHOWN HEREON

2) THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.

SUCH DEFECTS. IN NO EVENT MAY ANY ACTION BASED UPON DEFECT IN THIS SURVEY

EASEMENT

EASEMENT

JS44°55′00°E

JS45°05′00″W

10' UTILITY 22.07'

EASEMENT

\$44°55'00'E L

10.00′

TRACT A

NORTHMOOR ESTATES 5TH FILING

OWNER/SUBDIVIDER

DENVER, COLORADO

1930 SHERMAN STREET

R&R ENGINEERS SURVEYORS, INC. 10 INVERNESS DR. EAST, SUITE 229

ENGLEWOOD, COLORADO 80112 RAYMOND G. FINCH PLS#26957

SALVATION ARMY

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, SALVATION ARMY, A CALIFORNIA CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED THAT THE UNDERSIGNED, SALVATION ARMY, A CALIFORNIA CORPORATION, IS THE OWNER OF THAT REAL PROPERTY KNOWN

AS LOT 1, BLOCK 1 NORTHMOOR ESTATES 7TH FILING, A REPLAT OF TRACT A, NORTHMOOR ESTATES 5TH FILING, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 25, THE SOUTHEAST CORNER OF SAID SECTION 25 BEARS SOUTH 00°05'14" WEST A DISTANCE OF 2639.35 FEET. SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 00°05'14" WEST ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 1513.44 FEET; THENCE NORTH 89°54'46" WEST A DISTANCE OF 80.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SHERIDAN BLVD.; THENCE ALONG THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 90°00'14" AND A RADIUS OF 15.00 FEET A DISTANCE OF 23.56 FEET; THENCE NORTH 89°55'00' WEST ALONG THE SOUTHERLY RIGHT-DF-WAY LINE DF EAST 10TH AVE. A DISTANCE OF 310.00 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 184157 OF THE BOULDER COUNTY RECORDS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTH 00°05'00" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL OF LAND A DISTANCE OF 38.18 FEET; THENCE SOUTH 05°25'43" WEST A DISTANCE OF 238.82 FEET; THENCE SOUTH 45°12'19" WEST A DISTANCE OF 412.23 FEET;

1.NORTH 45°05′00″ EAST A DISTANCE OF 355.14 FEET; 2. THENCE ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 45°00'00' AND A RADIUS OF 125.00 FEET A DISTANCE OF 98.17 FEET; 3. THENCE SOUTH 89.55'00' EAST A DISTANCE OF 253.95 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL CONTAINS

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "NORTHMOOR ESTATES 8TH FILING" A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY GRANT TO SAID CITY OF BROOMFIELD AND ITS ASSIGNS FOR PUBLIC USE THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS "UTILITY EASEMENTS" AND "DRAINAGE & UTILITY EASEMENTS" AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND

ON BEHALF OF THE SALVATION ARMY, A CALIFORNIA CORPORATION

ACKNOWLEDGEMENT

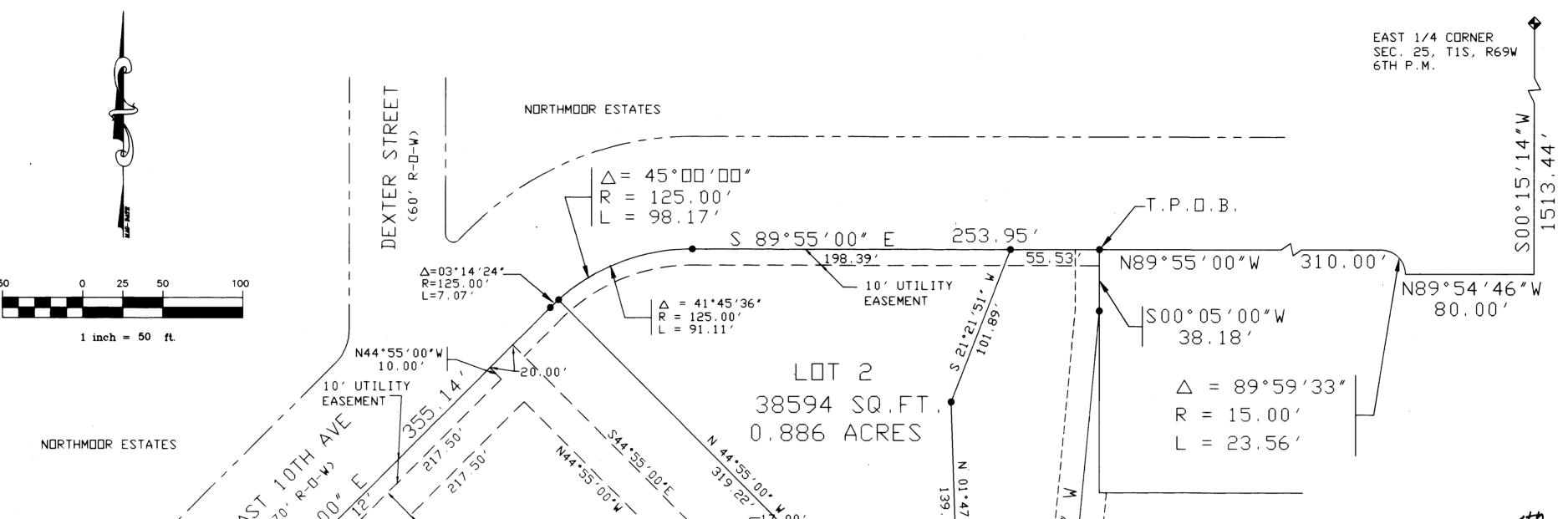
WITNESS MY HAND AND OFFICIAL SEAL.

ADDRESS DUNNEY LO 80203

8TH FILING TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1



20' UTILITY EASEMENT

S44°55′00'E

\$ 89°55′00° E 633.18′

TRACT A

NORTHMOOR ESTATES 5TH FILING

LOT 2

NORTHMOOR ESTATES 7TH FILING

30' SEWER EASEMENT

REC. #1377922

<u>APPROVALS</u>

E.10th

W. 120 th AVE.

VICINITY MAP

N,T,S.

APPROVED THIS 5 DAY OF September A.D., 1995, BY THE LAND USE REVIEW COMMISSION OF THE CITY BROOMFIELD, COLORADO.

APPROVED THIS _10 DAY OF _ October ______ A.D., 1995, BY THE CITY COUNCIL OF THE CITY BROOMFIELD, COLORADO.

SEAL

ATTORNEY'S OPINION

I, _____, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE DWNERS TITLE TO ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATOR FREE OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON.

DATED THIS _____ DAY OF _____ A.D., 199__.

ATTORNEY AT LAW

CLERK AND RECORDER'S CERTIFICATE

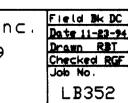
STATE OF COLORADO) SS COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT (1:35 O'CLOCK A.M. THIS 2201 DAY OF January A.D., 1996, AND IS DULY RECORDED IN PLAN FILE PSF4 #43 .

FEES 511.00 PAID. Film #2102 Reception #1578004

Charlotte Houston

R & R Engineers-Surveyors, Inc. #10 Inverness Drive East, Suite 229 By Englewood, Colorado 80112 (303)792-2846



THENCE NORTH 44.55'00" WEST ALONG THE NORTHERLY
BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 00971017 OF THE BOULDER COUNTY RECORDS A DISTANCE OF 394.71 FEET; THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST 10TH AVE. THE FOLLOWING THREE (3) COURSES:

204,122 SQUARE FEET OR 4.686 ACRES MORE OR LESS.

SERVICES.

STATE OF COLORADO > SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY P. William Hunter THIS ______ A.D., 19995

MY COMMISION EXPIRES 1-31-97

SURVEYOR'S CERTIFICATE

I, RAYMOND G. FINCH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF NORTHMOOR ESTATES

REV. 7-07-95 CITY COMMENTS REV. 5-14-95 CITY COMMENTS REV. 3-10-95 COUNTY COMMENTS