NORTHMOOR ESTATES 3RD FILING REPLAT B

A PARCEL OF LAND BEING A REPLAT OF LOT 1, NORTHMOOR ESTATES 3RD FILING REPLAT A, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO 2.263 ACRES, MORE OR LESS SHEET 1 OF 2

CARBON ROAD E 10TH AVE. E 8TH AVE. E 7TH CIR. E 7TH AVE. E 6TH AVE.

NOTES:

1. ALL BEARINGS CONTAINED HEREIN ARE BASED UPON THE LINE BETWEEN NGS PONY AND NGS LUCY OF THE CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS WHICH BEARS N41'16'32"E, 20,785.74 FEET BETWEEN THE FOUND MONUMENTS AS SHOWN ON THE CITY AND COUNTY OF BROOMFIELD SURVEY SHEETS. THE MONUMENTS ARE ON THE NAD 83/92 - HARN HORIZONTAL DATUM AND IN THE STATE PLANE COORDINATE SYSTEM COLORADO NORTH ZONE, WITH A COMBINED GRID FACTOR OF 0.999714549 FOR PROJECTION ELEVATION FACTOR 5200 U.S. FEET.

1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

- 2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER 2, CLASS I, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC 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.
- 3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREE-MINUTES-SECONDS.
- 4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE 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 CERTIFICATION SHOWN HEREON.
- 6. ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.
- 7. FIRST AMERICAN HERITAGE TITLE COMPANY, FILE NUMBER 253-H0052810-050-JUD, EFFECTIVE DATE APRIL 27, 2005 AT 8:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF
- 8. UTILITY EASEMENTS ARE HEREBY GRANTED AS EIGHT (8) FEET WIDE ALONG ALL REAR LOT LINES AND SIX (6) FEET WIDE ALONG BOTH SIDES OF ALL STREETS UNLESS OTHERWISE SHOWN. UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED AS FIVE (5) FEET WIDE ALONG THE SIDE OF ALL LOTS, UNLESS OTHERWISE SHOWN. UTILITY MEANS SEWER, WATER, ELECTRICITY, TELEPHONE, CABLE AND OTHER TELECOMMUNICATIONS FACILITIES. THOSE EASEMENTS ALONG BOTH SIDES OF STREETS ARE RESERVED EXCLUSIVELY FOR THE USE OF GAS MAINS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS OF APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY PERMANENT STRUCTURE BE ALLOWED IN THE AREA RESERVED FOR GAS MAINS; PROVIDED HOWEVER, CONCRETE DRIVES, SIDEWALKS, AND UTILITIES ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. ALL SIDE AND REAR LOT LIME EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES. NO RETAINING WALLS, FENCE, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN THE EASEMENTS THAT WILL OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY EASEMENT OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT OR RIGHT-OF-WAY IS GRANTED.
- 9. THE MINIMUM FLOOR AREA SHALL BE 1,700 SQUARE FEET (SF) OF FINISHED LIVING SPACE FOR EACH RESIDENTIAL LOT.
- 10. THE MAXIMUM FENCE HEIGHT SHALL BE 42 INCHES WHERE ADJACENT TO THE PARK.
- 11. THERE SHALL BE A MINIMUM TWO-CAR GARAGE FOR EACH RESIDENTIAL LOT.

| | | | | | | · | |
|--------|--------------------|----------------------|----------------------|-------------|-------------|-----------------|------------------|
| | | MODIFIED STATE PLANE | MODIFIED STATE PLANE | STATE PLANE | STATE PLANE | NORTH | WEST |
| NUMBER | CORNER DESCRIPTION | NORTHING | EASTING | NORTHING | EASTING | LATITUDE | LONGITUDE |
| 1 | NGS PONY | 1227993.658 | 3124046.196 | 1227643.125 | 3123154.433 | 39'57'26.73149" | 105'03'38.43482" |
| 2 | NGS LUCY | 1243615.082 | 3137758.159 | 1243260.090 | 3136862.481 | 40'00'00.35831" | 105'00'41.29278" |
| 3 | SE COR. SEC. 25 | 1217544.252 | 3126271.924 | 1217196.703 | 3125379.527 | 39'55'43.38377" | 105'03'10.53672" |
| 4 | S 1/4 SEC. 25 | 1217558.399 | 3123615.313 | 1217210,846 | 3122723.674 | 39'55'43.65447" | 105'03'44.62773" |
| 5 | NW PROPERTY COR. | 1221102.485 | 312495 4.044 | 1220753.920 | 3124042.028 | 39'56'18.60464" | 105'03'27.47775" |
| 6 | NE PROPERTY COR. | 1221104.345 | 3125270.539 | 1220755.780 | 3124378.427 | 39'56'18.60641" | 105'03'23.15882" |
| 7 | SELY PROPERTY COR. | 1220890.783 | 3125271.576 | 1220542.279 | 3124379.464 | 39'56'16.49642" | 105'03'23.15922" |
| 8 | SWLY FROPERTY COR. | 1220775.976 | 3125035.916 | 1220427.504 | 3124143.871 | 39'56'15.37378" | 105'03'26.19118" |

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

NORTHMOOR ESTATES 3RD FILING REPLAT A, CITY AND COUNTY OF BROOMFIELD, T'TE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 98,585 SQUARE FEET OR 2.263 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTHMOOR ESTATES 3RD FILING REPLAT B; 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 THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER/SUBDIVIDER: OF THE GENERATION PARTNERS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

NOTARY:

STATE OF COLORADO COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ___

2006, BY Grall H. Will As parties

THE GENERATION PARTNERS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP 6-8-06 WITNESS MY HAND AND SEAL

IN THE CAPACITY OF:

COMPANY

DEED OF TRUST HOLDER - N/A Der updated titl commitment THE INTEREST OF THE UNDERSIGNED LIEN HOLDER IN THE PROPERTY PLATTED HEREBY ARE SUBORDINATED TO SUCH FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS TO THE CITY AND COUNTY OF BROOMFIELD AS ARE DEPICTED OR REFERENCED HEREON.

NOTARY:

STATE OF COLORADO CCUNTY OF JEFFERSON)

| THE FOREGOING INSTRUMENT WAS | ACKNOWLEDGED BEFORE ME THIS | DAY OF | | | | | | |
|------------------------------|-----------------------------|--------|--|--|--|--|--|--|
| 2006, BY | AS | OF | | | | | | |
| WITNESS MY HAND AND SEAL | | | | | | | | |
| MY COMMISSION EXPIRES: | | | | | | | | |

ACTING IN CAPACITY OF NOTARY:

IN THE CAPACITY OF:_____

SURVEYOR'S CERTIFICATE

VICINITY MAP SCALE: 1" = 1000'

I, CHRISTOPHER H. McELVAIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF NORTHMOOR ESTATES 3RD FILING REPLAT B WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

CHRISTOPHER H. McELVAIN REGISTERED COLORADO LAND SURVEYOR NO. 36561 FOR AND ON BEHALF OF JEHN ENGINEERING, INC.

ATTORNEY'S CERTIFICATE:

AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS NORTHMOOR ESTATES 3RD FILING REPLAT B IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 37th DAY OF February

CITY COUNCIL CERTIFICATE:

REVISIONS

REVISE EASEMENTS 6/02/06 BZ CITY & COUNTY COMMENTS 4/14/06 BZ REVISE LOT LAYOUT 3/10/06 BZ CITY & COUNTY COMMENTS 3/02/06 BZ REVISE LOT LAYOUT & EASEMENT LAYOUT 2/20/06



REVISE LOT LAYOUT 2/13/06 BZ J:\1694\205-110\survey\FINALPLAT\5110FP4.dwg 11/01/05 CITY & COUNTY OF BROOMFIELD COMMENTS 1/18/06

