

NORTHMOOR ESTATES 2ND FILING

A SUBDIVISION OF PART OF THE SE⁴ SEC.25, T.1S., R.69W., 6th PM., BOULDER COUNTY, COLORADO

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: That TINA MARIE HOMES, INC., being the owner of part of the SE⁴ of Sec. 25, T.1S., R.69W., 6th PM., BOULDER COUNTY, COLORADO, has caused the same to be laid out, subdivided and named into lots, blocks, streets and avenues as hereon shown under the name and style of NORTHMOOR ESTATES 2nd 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 27th day of July, 1961, by TINA MARIE HOMES, INC.

TINA MARIE HOMES, INC.

Fred L. Spallone
FRED L. SPALLONE, PRES.
John Di Cino
JOHN DI CINO, SECY., TREAS.

STATE OF COLORADO)
COUNTY OF BOULDER)
The foregoing instrument was acknowledged before me this 27th day of July, 1961, by TINA MARIE HOMES, INC., Fred L. Spallone, Pres., John Di Cino, Secy. & Treas.
Witness my hand and official seal *John A. ...*
My Commission expires May 26, 1963

SURVEYOR'S CERTIFICATE

I certify that GENE IRWIN PETERSON, Registered Land Surveyor, has caused to be laid out, subdivided and platted into lots, blocks and avenues, part of the SE⁴ of Sec. 25, T.1S., R.69W., 6th PM., Boulder County, Colorado, and that the accompanying map accurately and properly shows said subdivision.

The foregoing Surveyor's Certificate was subscribed and sworn to before me this 27th day of July, 1961.
Witness my hand and official seal *John A. ...*
My Commission expires May 26, 1963

APPROVALS

Approved by the Boulder County Planning Commission this 27th day of July, 1961.

Secretary SECRETARY
Chairman 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 27th day of July, 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

Chairman CHAIRMAN

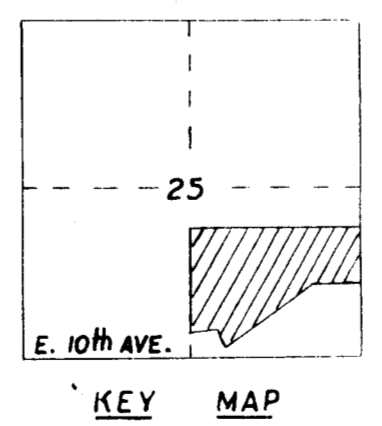
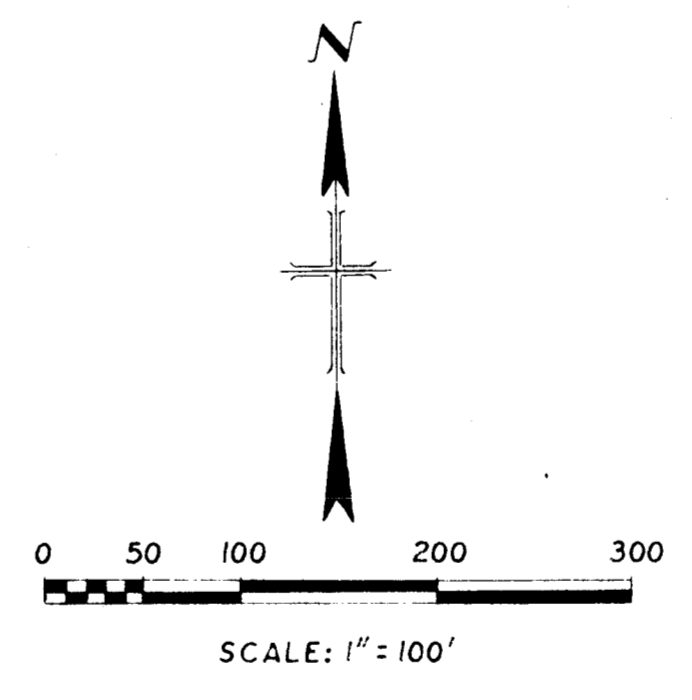
CLERK AND RECORDERS CERTIFICATE

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, on this 27th day of SEPT, 1963, AT PAGE 56 IN BOOK 9
FEES \$ 600 PAID

Milton E. ...
CLERK AND RECORDER

Deputy
DEPUTY

PETERSON & SON
27 Lakewood Heights
Lakewood, Colorado



EXPLANATION FOR ESTABLISHMENT OF BOUNDARIES

The boundaries shown were established using the following:
S⁴ Cor., S.25 (accepted), SE Cor., S.36, N⁴ Cor., S.26, NE Cor., S.13, W⁴ Cor., S.24;
Reestablished are the SE Cor., NE Cor. and the N⁴ Cor. of Sec. 25;
All in T.1S., R.69W., 6th PM., Boulder County, Colorado.

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.