

# PALISADE PARK FILING NO. 4 REPLAT A FINAL PLAT

A REPLAT OF LOT 1, TRACTS B & F, PALISADE PARK FILING NO. 4,  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 5

TOTAL AREA = 1,828,900 SQ FT, OR 41.99 ACRES, MORE OR LESS

2017010913 PL 08/31/2017 12:39 PM  
Page 1 of 5 Rec Fee \$0 Doc Fee \$  
City and County of Broomfield  
City and County of Broomfield

### LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, RECORDED ON DATED 12/13/2010 AT RECEPTION NO. 2010013764 AND ON 05/14/2009 AT RECEPTION NO. 20090061000, LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 32, BEING A 3 1/2" BRASS CAP STAMPED "CITY OF BROOMFIELD, NO. 32, 1995, GPS" AND CITY AND COUNTY OF BROOMFIELD AND NCS GPS MONUMENT LUCY, BEING A CITY AND COUNTY OF BROOMFIELD 3 1/2" BRASS CAP IN CONCRETE, BEARS NORTH 35°07'01" EAST, A DISTANCE OF 9415.10 FEET WITH ALL BEARINGS HEREIN RELATED THERETO:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 34; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 34, THENCE NORTH 0°03'32" EAST, A DISTANCE OF 2623.82 FEET; THENCE NORTH 89°44'35" EAST, A DISTANCE OF 1072.67 FEET; THENCE SOUTH 0°15'30" EAST, A DISTANCE OF 592.36 FEET; THENCE 839.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1231.00 FEET; AN INCLUDED ANGLE OF 39°05'23" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 19°17'12" WEST, A DISTANCE OF 823.65 FEET; THENCE SOUTH 38°49'53" WEST, A DISTANCE OF 934.36 FEET; THENCE 375.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 744.00 FEET, AN INCLUDED ANGLE OF 28°56'02" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 24°21'52" WEST, A DISTANCE OF 371.73 FEET; THENCE SOUTH 09°53'52" WEST, A DISTANCE OF 195.10 FEET; THENCE SOUTH 89°43'03" WEST, A DISTANCE OF 33.21 FEET TO THE POINT OF BEGINNING.

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 1,828,900 SQUARE FEET OR 41.99 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PALISADE PARK FILING NO. 4, REPLAT A; 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-WAYS, AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD TRACTS M AND S FOR PUBLIC PARK PURPOSES AND TRACTS E, H AND P FOR OPEN LANDS USE. ALL GRANTED TRACTS SHALL BE FOR DRAINAGE EASEMENT PURPOSES AND PUBLIC ACCESS. ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

### OWNERS CERTIFICATE

TAYLOR MORRISON OF COLORADO INC.

BY: Phillip Cross  
TITLE: Vice President

ACKNOWLEDGEMENT

STATE OF COLORADO

COUNTY OF AURORA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF August A.D. 2017, BY Phillip Cross FOR TAYLOR MORRISON OF COLORADO INC.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 3/27/2021



Samantha M. Williams  
NOTARY PUBLIC (SEAL)

1420 WEST CANAL CT SUITE 170  
LITTLETON, CO 80120

### VICINITY MAP NOT TO SCALE



SET 18" #5 REBAR WITH  
1 1/2" ALUMINUM CAP  
"FLATRONS SURVY 16406"  
GROUND COORDINATES  
NORTHING=1248009.83  
EASTING=3143853.09  
GRID COORDINATES  
NORTHING=1248655.4413  
EASTING=3142961.0473  
LAT=40°00'53.3384"  
LONG=104°50'22.5278"

C 1/4 COR SEC 34,  
FOUND #6 REBAR  
W/2 1/4" ALUMINUM CAP  
STAMPED "ALLES AND  
ASSOCIATES  
C1/4, TIN, R68W, S34, 2002,  
PLS 9644"  
GROUND COORDINATES  
NORTHING=1246386.01  
EASTING=3143950.36  
GRID COORDINATES  
NORTHING=1246032.3652  
EASTING=3142958.3479  
LAT=40°00'27.4161"  
LONG=104°50'22.7565"

CITY & COUNTY OF  
BROOMFIELD GPS  
MONUMENT NO. 32, BEING  
A CITY OF BROOMFIELD  
3-1/2" BRASS CAP  
GROUND COORDINATES  
NORTHING=1243512.94  
EASTING=3137752.77  
GRID COORDINATES  
NORTHING=1243260.0902  
EASTING=3136862.4811  
LAT=40°00'00.35831"  
LONG=105°00'41.29278"

### GEODETIC TIE DIAGRAM SCALE = 1"=2000'



### NOTES

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABD70489235.4-3, DATED JULY 24, 2017 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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 THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 32, BEING A 3 1/2" BRASS CAP STAMPED "CITY OF BROOMFIELD, NO. 32, 1995, GPS" AND CITY AND COUNTY OF BROOMFIELD GPS AND NCS MONUMENT LUCY, BEING A CITY AND COUNTY OF BROOMFIELD 3 1/2" BRASS CAP IN CONCRETE, BEARS NORTH 35°07'01" EAST, A DISTANCE OF 9415.10 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 2-1, 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.
- THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.999716267
- ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- DRAINAGE EASEMENTS AS SHOWN HEREON ARE 8' WIDE ON THE FRONT AND BACK OF EACH LOT, AND DIRECTLY ADJACENT TO INTERIOR RIGHTS-OF-WAY, 4' WIDE ALONG EACH INTERIOR LOT LINE, AND 8' WIDE ALONG TRACTS A, B, C AND D AND ALONG HURON STREET.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- DRY UTILITY EASEMENTS AS DEDICATED BY THIS PLAT ARE GENERALLY 8 FEET IN WIDTH ALONG RIGHTS-OF-WAY AND INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG THE BACKS OF EACH LOT AS SHOWN HEREON, EXCEPT AS OTHERWISE NOTED.
- ALL TRACTS OWNED AND MAINTAINED BY THE HOA ARE TO BE UTILIZED FOR DRAINAGE PURPOSES.
- THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL LOCATIONS, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.

### LEINHOLDER'S CERTIFICATE

LIEN HOLDER:

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN PALISADE PARK FILING NO. 4 REPLAT A JOINS IN AND CONSENTS TO THE FILING HEREOF

BY: William R. Bryan  
TITLE: Partner

ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Jefferson

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 14<sup>th</sup> DAY OF August A.D. 2017 BY William R. Bryan FOR U.F. KEVAMRA 725, LLC

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 7/31/2020

1529 MARKET STREET SUITE 200  
DENVER, CO 80202

NOTARY PUBLIC (SEAL)

### ATTORNEY'S CERTIFICATE:

I, Jason B. Bully, an attorney licensed to practice law in the STATE OF COLORADO, DO HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL LIENS, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

46071  
ATTORNEY REGISTRATION NO. Jason B. Bully  
LICENSED ATTORNEY FOR APPLICANT

### APPROVALS

#### PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 24<sup>th</sup> DAY OF April 2017.

Susan Bartman CHAIRMAN-VICE  
Charlene Lober SECRETARY

#### CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 28<sup>th</sup> DAY OF May 2017.

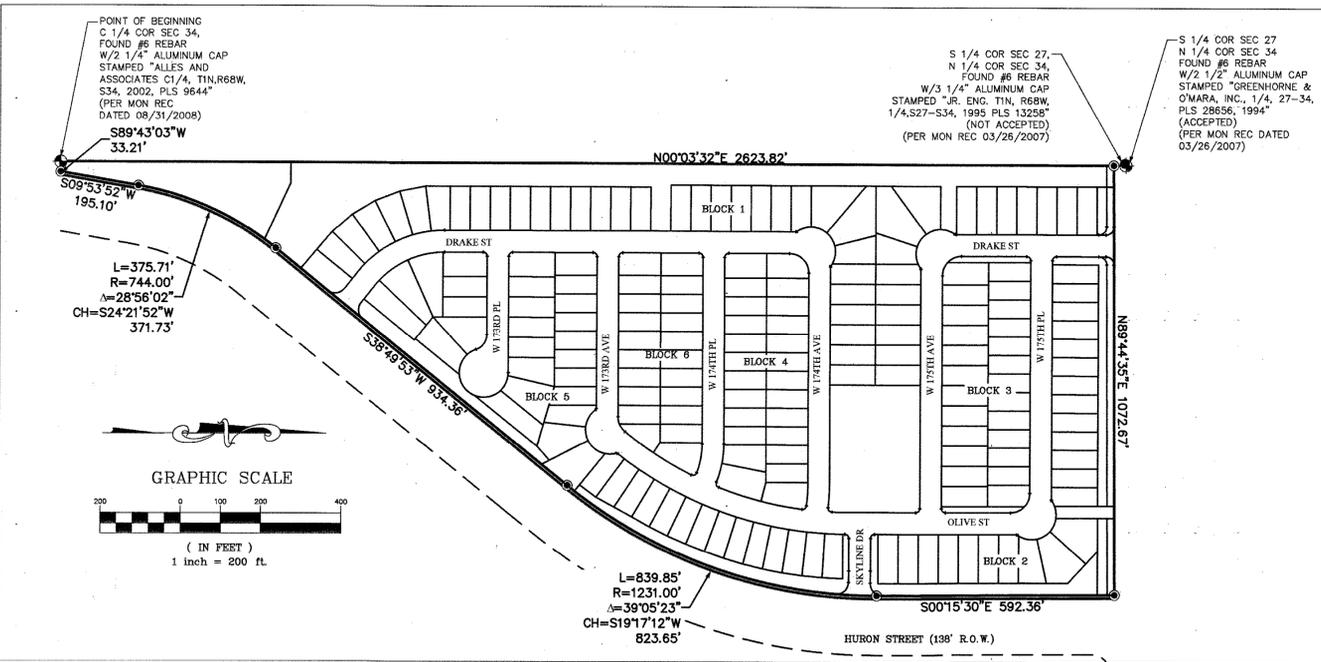
John B. Guyton MAYOR  
Sherry Kula CITY CLERK

### SURVEYOR'S CERTIFICATE

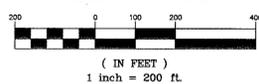
I, JOHN B. GUYTON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATRONS, INC., THAT THE SURVEY AND THE PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

BEARINGS ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD83/92 (SEE NOTE 3)

JOHN B. GUYTON COLORADO P.L.S. #16406  
CHAIRMAN & CEO, FLATRONS, INC.  
3825 IRIS AVENUE  
SUITE 395  
BOULDER, CO 80301



### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

DATE	
REVISION	NO.
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

FINAL PLAT

PALISADE PARK FILING NO. 4 REPLAT A

FLATRONS, Inc.  
Surveying, Engineering & Geomatics  
www.Flratrons.com

655 FOURTH AVE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355

3660 DOWNING ST  
UNIT E  
DENVER, CO 80205  
PH: (303) 936-6997

JOB NUMBER: 16-67,833
DATE: 08/08/2017
DRAWN BY: B. LUND
CHECKED BY: TDH/JZC/BLO

SHEET 1 OF 5

# PALISADE PARK FILING NO. 4 REPLAT A FINAL PLAT

A REPLAT OF LOT 1, TRACTS B & F, PALISADE PARK FILING NO. 4,  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 5

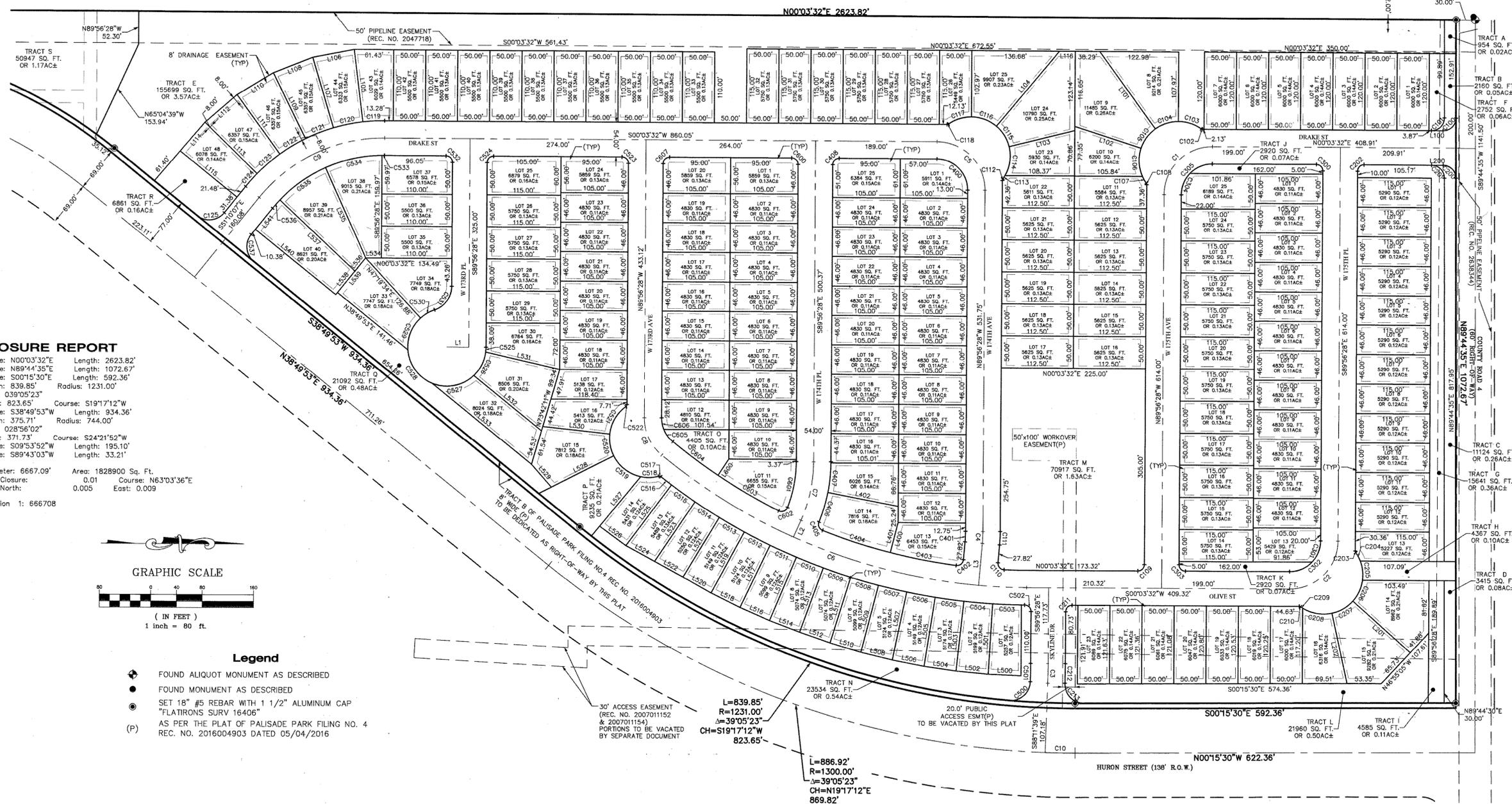
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Page: 2 of 5 Rec Fee \$0.00 Doc Fee \$  
City and County of Broomfield

LOT 5  
BLOCK 4  
RANCH EGGS, INC.  
SUBDIVISION  
FILING NO. TWO  
<REJOICE LUTHERAN  
CHURCH>  
REC. NO. 1505143  
DATED 06/14/1967

LOT 4  
BLOCK 4  
RANCH EGGS, INC.  
SUBDIVISION  
FILING NO. TWO  
<SCOTT A. & BEVERLY A.  
RAIRDEN>  
REC. NO. 1505143  
DATED 06/14/1967

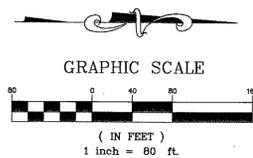
LOT 5  
BLOCK 2  
RANCH EGGS, INC.  
SUBDIVISION  
FILING NO. TWO  
<MUMMAN SONDRAL,  
VIRGINIA A. &  
CARL G. SEAR>  
REC. NO. 1505143  
DATED 06/14/1967

LOT 4  
BLOCK 2  
RANCH EGGS, INC.  
SUBDIVISION  
FILING NO. TWO  
<SHANE LYNN PRING>  
REC. NO. 1505143  
DATED 06/14/1967



### CLOSURE REPORT

Course: N00°03'32"E Length: 2623.82'  
Course: N89°44'35"E Length: 1072.67'  
Course: S00°15'30"E Length: 592.36'  
Length: 839.85' Radius: 1231.00'  
Delta: 039°05'23"  
Chord: 823.65' Course: S19°17'12"W  
Course: S38°49'53"W Length: 834.36'  
Length: 375.71' Radius: 744.00'  
Delta: 028°56'02"  
Chord: 371.73' Course: S24°21'52"W  
Course: S09°53'52"W Length: 195.10'  
Course: S89°43'03"W Length: 33.21'  
Perimeter: 6667.09' Area: 1828900 Sq. Ft.  
Error Closure: 0.01 Course: N63°03'36"E  
Error North: 0.005 East: 0.009  
Precision: 1: 666708



### Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 16406"
- (P) AS PER THE PLAT OF PALISADE PARK FILING NO. 4 REC. NO. 2016004903 DATED 05/04/2016

NO.	DATE	REVISION
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FINAL PLAT  
PALISADE PARK FILING NO. 4 REPLAT A

**Flatrons, Inc.**  
Surveying, Engineering & Geomatics  
www.FlatronsInc.com  
655 FOURTH AVE. STE. 395 3660 DOWNING ST  
LONGMONT, CO 80501 BOULDER, CO 80301 UNIT E  
PH: (303) 778-1733 PH: (303) 443-7001 DENVER, CO 80205  
FAX: (303) 778-4355 FAX: (303) 443-9830 PH: (303) 936-6987



JOB NUMBER:  
16-67,833  
DATE:  
08/08/2017  
DRAWN BY:  
B. LUND  
CHECKED BY:  
TDH/JZG/BLO

SHEET 2 OF 5

# PALISADE PARK FILING NO. 4 REPLAT A FINAL PLAT

A REPLAT OF LOT 1, TRACTS B & F, PALISADE PARK FILING NO. 4,  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SHEET 3 OF 5  
**PUBLIC ACCESS AND UTILITY EASEMENT DETAIL**

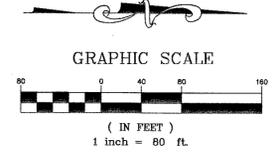
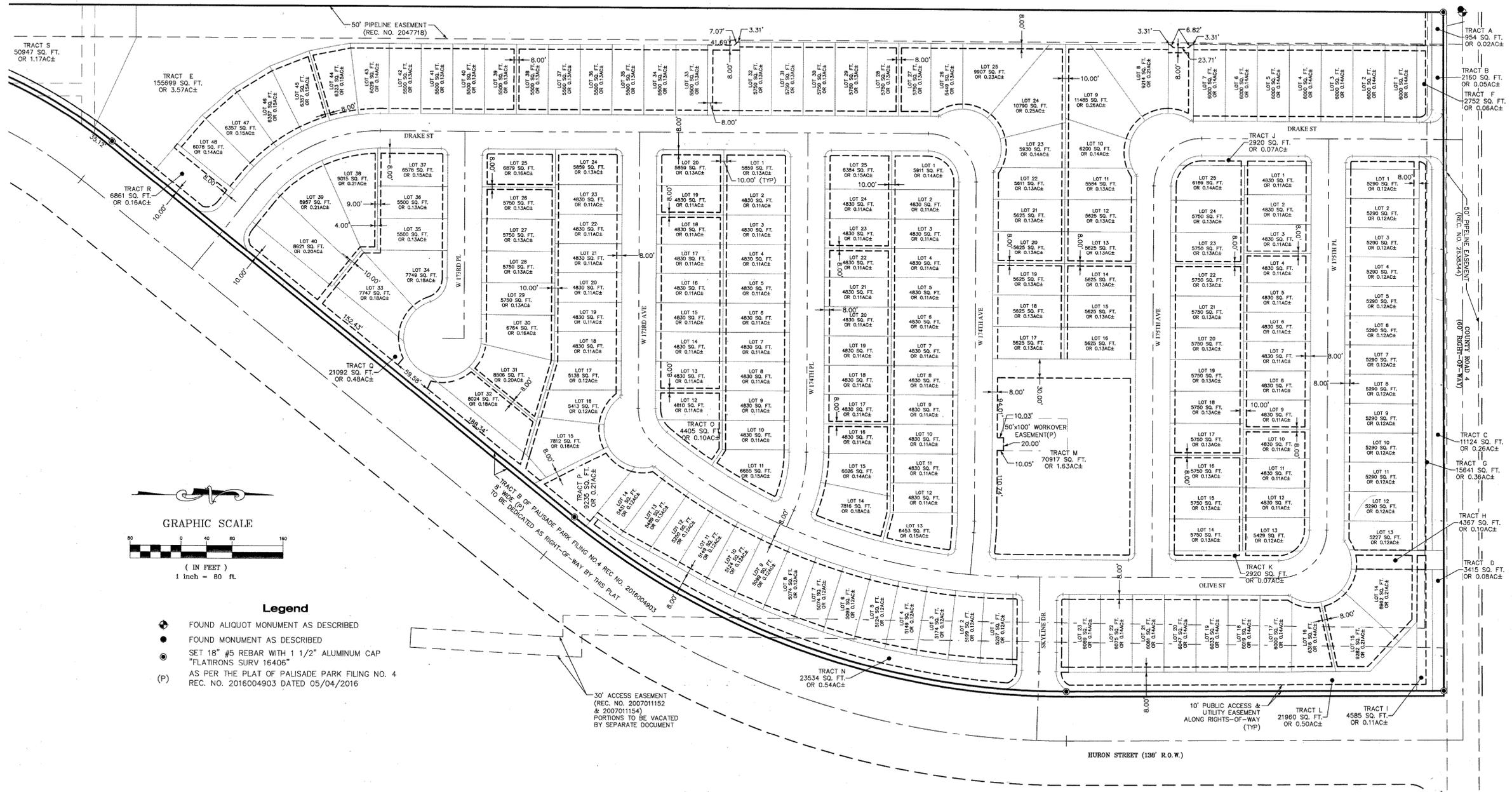
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Page: 3 of 5 Rec Fee \$0.00 Doc Fee \$  
City and County of Broomfield  
City and County of Broomfield

LOT 5  
BLOCK 4  
RANCH EGGS, INC.  
SUBDIVISION  
FILING NO. TWO  
<REJOICE LUTHERAN  
CHURCH>  
REC. NO. 1505143  
DATED 06/14/1967

LOT 4  
BLOCK 4  
RANCH EGGS, INC.  
SUBDIVISION  
FILING NO. TWO  
<SCOTT A. & BEVERLY A.  
RAIRDEN>  
REC. NO. 1505143  
DATED 06/14/1967

LOT 5  
BLOCK 2  
RANCH EGGS, INC.  
SUBDIVISION  
FILING NO. TWO  
<HUMAN SOHRAL,  
VIRGINIA A. &  
CARL G. SEARS>  
REC. NO. 1505143  
DATED 06/14/1967

LOT 4  
BLOCK 2  
RANCH EGGS, INC.  
SUBDIVISION  
FILING NO. TWO  
<SHANE LYNN PING>  
REC. NO. 1505143  
DATED 06/14/1967



- Legend**
- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 16406"
  - (P) AS PER THE PLAT OF PALISADE PARK FILING NO. 4 REC. NO. 2016004903 DATED 05/04/2016

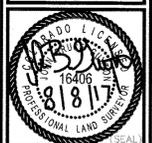
30' ACCESS EASEMENT  
(REC. NO. 200701152  
& 200701154)  
PORTIONS TO BE VACATED  
BY SEPARATE DOCUMENT

10' PUBLIC ACCESS &  
UTILITY EASEMENT  
ALONG RIGHTS-OF-WAY  
(TYP)

REVISION	DATE
1	
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7	
8	
9	

**FINAL PLAT**  
PALISADE PARK FILING NO. 4 REPLAT A

**Flatrons, Inc.**  
Surveying, Engineering & Geomatics  
www.FlatronsInc.com  
655 FOURTH AVE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355



JOB NUMBER:  
16-67,833  
DATE:  
08/08/2017  
DRAWN BY:  
B. LUND  
CHECKED BY:  
TDH/JZG/BLO

# PALISADE PARK FILING NO. 4 REPLAT A

## FINAL PLAT

A REPLAT OF LOT 1, TRACTS B & F, PALISADE PARK FILING NO. 4,  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 4 OF 5

2017010913 PL 08/31/2017 12:30 PM  
 Page: 4 of 5 Rec Fee \$0.00 Doc Fee \$  
 City and County of Broomfield  
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STREET CENTERLINES			BLOCK 1			BLOCK 2		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	34.00	S00° 03' 32"W	L100	18.00	S00° 03' 32"W	L200	18.00	N00° 03' 32"E
L2	28.60	S66° 07' 38"E	L101	148.10	N53° 58' 00"E	L201	120.06	S41° 39' 30"W
L3	65.62	N85° 09' 55"W	L102	108.73	N18° 00' 43"E	L202	111.61	S77° 36' 48"W
			L103	105.55	S14° 07' 56"E			
			L104	152.59	S50° 05' 13"E			
			L105	112.98	N82° 58' 02"E			
			L106	65.75	S10° 58' 43"E			
			L107	114.00	N73° 18' 36"E			
			L108	65.82	S21° 31' 07"E			
			L109	114.00	N63° 39' 11"E			
			L110	65.82	S31° 10' 32"E			
			L111	114.00	N53° 59' 45"E			
			L112	65.82	S40° 49' 58"E			
			L113	114.00	N44° 20' 19"E			
			L114	59.03	S49° 25' 00"E			
			L115	114.00	N38° 49' 53"E			
			L116	24.59	N00° 03' 32"E			

BLOCK 4			BLOCK 5			BLOCK 6		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L400	48.21	N75° 51' 31"W	L500	51.12	S02° 28' 17"W	L600	30.30	S56° 28' 34"E
L401	48.21	S75° 51' 31"E	L501	109.50	N86° 40' 19"W			
			L502	50.34	S05° 17' 19"W			
			L503	109.00	N83° 53' 19"W			
			L504	50.31	S08° 04' 21"W			
			L505	108.50	N81° 06' 19"W			
			L506	50.29	S10° 51' 22"W			
			L507	108.00	N78° 19' 18"W			
			L508	50.26	S13° 38' 23"W			
			L509	107.50	N75° 32' 18"W			
			L510	50.24	S16° 25' 24"W			
			L511	107.00	N72° 45' 18"W			
			L512	50.22	S19° 12' 25"W			
			L513	106.50	N69° 58' 18"W			
			L514	50.22	S20° 50' 59"W			
			L515	107.00	N67° 11' 18"W			
			L516	50.24	S23° 38' 00"W			
			L517	107.50	N64° 24' 18"W			
			L518	50.26	S26° 25' 01"W			
			L519	108.00	N61° 37' 17"W			
			L520	50.29	S29° 12' 03"W			
			L521	108.50	N58° 50' 17"W			
			L522	50.51	S28° 34' 52"W			
			L523	112.00	N56° 03' 17"W			
			L524	50.97	S28° 34' 43"W			
			L525	118.00	N53° 16' 17"W			
			L526	50.84	S36° 06' 20"W			
			L527	100.02	N50° 29' 17"W			
			L528	108.52	N26° 50' 17"W			
			L529	46.99	S48° 38' 04"W			
			L530	105.00	N06° 09' 15"E			
			L531	118.46	N12° 58' 49"E			
			L532	136.11	N38° 49' 53"E			
			L533	199.89	N38° 49' 53"E			
			L534	24.49	N00° 03' 32"E			
			L535	153.88	S65° 45' 59"W			
			L536	26.56	S51° 10' 07"E			
			L537	161.20	S43° 14' 26"W			
			L538	43.07	S51° 10' 07"E			
			L539	69.63	N51° 10' 07"W			
			L540	161.38	N38° 49' 53"E			
			L541	42.47	N51° 10' 07"W			

STREET CENTERLINES					
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	117.61	75.00	090°00'00"	N44°56'28"W	106.07
C2	117.61	75.00	090°00'00"	S44°56'28"E	106.07
C3	30.49	1000.00	001°44'48"	S89°04'04"E	30.49
C4	18.75	225.00	004°46'32"	N87°33'12"W	18.75
C5	117.61	75.00	090°00'00"	S45°03'32"W	106.07
C6	616.12	900.00	039°13'24"	S19°40'14"W	604.16
C7	93.52	225.00	023°48'49"	S78°02'03"E	92.84
C8	66.47	75.00	050°46'36"	S64°40'14"W	64.31
C9	223.52	250.00	051°13'39"	S25°33'17"E	216.15

BLOCK 1					
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C100	31.34	20.00	089°47'14"	N44°50'05"W	28.23
C101	31.53	20.00	090°18'58"	N45°05'57"W	28.36
C102	2.47	4.00	035°25'29"	N17°46'17"E	2.43
C103	37.91	61.00	035°36'27"	S17°40'48"W	37.30
C104	38.23	61.00	035°54'35"	S18°04'43"E	37.61
C105	38.28	61.00	035°57'17"	S54°00'39"E	37.65
C106	44.91	61.00	042°10'53"	N86°55'16"E	43.90
C107	11.92	61.00	011°11'47"	N60°13'56"E	11.90
C108	2.47	4.00	035°25'29"	S72°20'48"W	2.43
C109	15.71	10.00	090°00'00"	N44°56'28"W	14.14
C110	16.14	10.00	092°27'26"	N48°36'22"E	14.44
C111	21.00	252.00	004°46'32"	N87°33'12"W	21.00
C112	2.47	4.00	035°25'29"	S72°13'43"E	2.43
C113	6.31	61.00	005°55'48"	N57°28'52"W	6.31
C114	46.51	61.00	043°41'10"	N62°17'21"W	45.39
C115	38.28	61.00	035°57'17"	S57°53'25"W	37.65
C116	42.24	61.00	039°40'17"	S20°04'38"W	41.40
C117	37.91	61.00	035°36'27"	S17°33'44"E	37.30
C118	2.47	4.00	035°25'29"	N17°39'12"W	2.43
C119	34.28	277.00	007°05'30"	S03°29'13"E	34.26
C120	46.69	277.00	009°39'26"	S11°51'41"E	46.63
C121	46.69	277.00	009°39'26"	S21°31'07"E	46.63
C122	46.69	277.00	009°39'26"	S31°10'32"E	46.63
C123	46.69	277.00	009°39'26"	S40°49'58"E	46.63
C124	26.62	277.00	005°30'26"	S48°24'54"E	26.61
C125	47.12	30.00	090°00'00"	N06°10'07"W	42.43

BLOCK 2					
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	46.83	1300.00	002°03'51"	N00°46'25"E	46.83
C200	31.13	20.00	089°10'01"	S44°38'33"W	28.08
C201	31.31	20.00	089°41'02"	S44°54'03"W	28.21
C202	15.71	10.00	090°00'00"	S44°56'28"E	14.14
C203	2.47	4.00	035°25'29"	N72°20'48"E	2.43
C204	15.17	61.00	014°15'04"	S61°45'35"W	15.13
C205	30.53	61.00	028°40'42"	S83°13'28"W	30.21
C206	36.30	61.00	034°05'41"	N65°23'20"W	35.77
C207	38.28	61.00	035°57'17"	N30°21'51"W	37.65
C208	47.30	61.00	044°25'46"	N09°49'41"E	46.13
C209	3.66	61.00	003°26'28"	N33°45'48"E	3.66
C210	2.47	4.00	035°25'29"	S17°46'17"W	2.43
C211	15.71	10.00	090°00'00"	S44°56'28"E	14.14
C212	30.25	1027.00	001°41'15"	N89°05'50"W	30.25
C213	48.17	30.00	092°00'17"	N45°44'38"E	43.16

BLOCK 3					
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C300	15.71	10.00	090°00'00"	S45°03'32"W	14.14
C301	36.39	48.00	043°25'57"	N68°13'29"W	35.52
C302	75.40	48.00	090°00'00"	N44°56'28"W	67.88
C303	15.71	10.00	090°00'00"	N45°03'32"E	14.14
C304	36.39	48.00	043°25'57"	S68°13'29"E	35.52
C305	75.40	48.00	090°00'00"	S44°56'28"E	67.88

BLOCK 4					
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C400	75.40	48.00	090°00'00"	S45°03'32"W	67.88
C401	16.50	198.00	004°46'32"	N87°33'11"W	16.50
C402	16.14	10.00	092°27'26"	N38°56'12"W	14.44
C403	104.36	873.00	006°50'58"	N10°43'00"E	104.30
C404	111.00	873.00	007°17'05"	N17°47'01"E	110.92
C405	15.78	10.00	090°26'12"	N66°38'40"E	14.20
C406	48.20	252.00	010°57'34"	N73°37'00"W	48.13
C407	46.06	252.00	010°28'24"	N84°19'59"W	46.00
C408	15.71	10.00	090°00'00"	S44°56'28"E	14.14

BLOCK 5					
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C500	48.60	30.00	092°48'37"	N41°51'39"W	43.45
C501	28.45	973.00	001°40'31"	N89°06'12"W	28.45
C502	15.68	10.00	089°48'53"	S45°09'06"W	14.12
C503	44.86	927.00	002°46'22"	N01°56'30"E	44.86
C504	45.03	927.00	002°47'00"	N04°43'11"E	45.03
C505	45.03	927.00	002°47'00"	N07°30'11"E	45.03
C506	45.03	927.00	002°47'00"	N10°17'11"E	45.03
C507	45.03	927.00	002°47'00"	N13°04'12"E	45.03
C508	45.03	927.00	002°47'00"	N15°51'12"E	45.03
C509	45.03	927.00	002°47'00"	N18°38'12"E	45.03
C510	45.03	927.00	002°47'00"	N21°25'12"E	45.03
C511	45.03	92			

# PALISADE PARK FILING NO. 4 REPLAT A FINAL PLAT

A REPLAT OF LOT 1, TRACTS B & F, PALISADE PARK FILING NO. 4,  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 5 OF 5

2017010913 PL 08/31/2017 12:39 PM  
Page: 5 of 5 Rec. Fee \$0.00 Doc Fee \$  
City and County of Broomfield  
11111 11111 11111 11111 11111 11111 11111 11111 11111 11111

BLOCK 1 Lot Table		
Lot No.	Area (SQ. FT.)	AREA (ACRES)
1	6000 ±	0.14 ±
2	6000 ±	0.14 ±
3	6000 ±	0.14 ±
4	6000 ±	0.14 ±
5	6000 ±	0.14 ±
6	6000 ±	0.14 ±
7	6000 ±	0.14 ±
8	9214 ±	0.21 ±
9	11485 ±	0.26 ±
10	6200 ±	0.14 ±
11	5584 ±	0.13 ±
12	5625 ±	0.13 ±
13	5625 ±	0.13 ±
14	5625 ±	0.13 ±
15	5625 ±	0.13 ±
16	5625 ±	0.13 ±
17	5625 ±	0.13 ±
18	5625 ±	0.13 ±
19	5625 ±	0.13 ±
20	5625 ±	0.13 ±
21	5625 ±	0.13 ±
22	5611 ±	0.13 ±
23	5930 ±	0.14 ±
24	10790 ±	0.25 ±
25	9907 ±	0.23 ±
26	5449 ±	0.13 ±
27	5750 ±	0.13 ±
28	5750 ±	0.13 ±
29	5750 ±	0.13 ±
30	5750 ±	0.13 ±
31	5750 ±	0.13 ±
32	5750 ±	0.13 ±
33	5500 ±	0.13 ±
34	5500 ±	0.13 ±
35	5500 ±	0.13 ±
36	5500 ±	0.13 ±
37	5500 ±	0.13 ±
38	5500 ±	0.13 ±
39	5500 ±	0.13 ±
40	5500 ±	0.13 ±
41	5500 ±	0.13 ±
42	5500 ±	0.13 ±
43	6029 ±	0.14 ±
44	6323 ±	0.15 ±
45	6357 ±	0.15 ±
46	6357 ±	0.15 ±
47	6357 ±	0.15 ±
48	6078 ±	0.14 ±

BLOCK 2 Lot Table		
Lot No.	Area (SQ. FT.)	AREA (ACRES)
1	5290 ±	0.12 ±
2	5290 ±	0.12 ±
3	5290 ±	0.12 ±
4	5290 ±	0.12 ±
5	5290 ±	0.12 ±
6	5290 ±	0.12 ±
7	5290 ±	0.12 ±
8	5290 ±	0.12 ±
9	5290 ±	0.12 ±
10	5290 ±	0.12 ±
11	5290 ±	0.12 ±
12	5290 ±	0.12 ±
13	5227 ±	0.12 ±
14	8962 ±	0.21 ±
15	9282 ±	0.21 ±
16	6316 ±	0.14 ±
17	6000 ±	0.14 ±
18	6019 ±	0.14 ±
19	6033 ±	0.14 ±
20	6047 ±	0.14 ±
21	6061 ±	0.14 ±
22	6075 ±	0.14 ±
23	6089 ±	0.14 ±

BLOCK 3 Lot Table		
Lot No.	Area (SQ. FT.)	AREA (ACRES)
1	4830 ±	0.11 ±
2	4830 ±	0.11 ±
3	4830 ±	0.11 ±
4	4830 ±	0.11 ±
5	4830 ±	0.11 ±
6	4830 ±	0.11 ±
7	4830 ±	0.11 ±
8	4830 ±	0.11 ±
9	4830 ±	0.11 ±
10	4830 ±	0.11 ±
11	4830 ±	0.11 ±
12	4830 ±	0.11 ±
13	5429 ±	0.12 ±
14	5750 ±	0.13 ±
15	5750 ±	0.13 ±
16	5750 ±	0.13 ±
17	5750 ±	0.13 ±
18	5750 ±	0.13 ±
19	5750 ±	0.13 ±
20	5750 ±	0.13 ±
21	5750 ±	0.13 ±
22	5750 ±	0.13 ±
23	5750 ±	0.13 ±
24	5750 ±	0.13 ±
25	6189 ±	0.14 ±

BLOCK 4 Lot Table		
Lot No.	Area (SQ. FT.)	AREA (ACRES)
1	5911 ±	0.14 ±
2	4830 ±	0.11 ±
3	4830 ±	0.11 ±
4	4830 ±	0.11 ±
5	4830 ±	0.11 ±
6	4830 ±	0.11 ±
7	4830 ±	0.11 ±
8	4830 ±	0.11 ±
9	4830 ±	0.11 ±
10	4830 ±	0.11 ±
11	4830 ±	0.11 ±
12	4830 ±	0.11 ±
13	6453 ±	0.15 ±
17	4830 ±	0.11 ±
18	4830 ±	0.11 ±
19	4830 ±	0.11 ±
20	4830 ±	0.11 ±
21	4830 ±	0.11 ±
22	4830 ±	0.11 ±
23	4830 ±	0.11 ±
24	4830 ±	0.11 ±
25	6384 ±	0.15 ±

BLOCK 5 Lot Table		
Lot No.	Area (SQ. FT.)	AREA (ACRES)
1	5257 ±	0.12 ±
2	5199 ±	0.12 ±
3	5174 ±	0.12 ±
4	5149 ±	0.12 ±
5	5124 ±	0.12 ±
6	5099 ±	0.12 ±
7	5074 ±	0.12 ±
8	5074 ±	0.12 ±
9	5099 ±	0.12 ±
10	5124 ±	0.12 ±
11	5149 ±	0.12 ±
12	5250 ±	0.12 ±
13	5489 ±	0.13 ±
14	5431 ±	0.12 ±
15	7812 ±	0.18 ±
16	5413 ±	0.12 ±
17	5138 ±	0.12 ±
18	4830 ±	0.11 ±
19	4830 ±	0.11 ±
20	4830 ±	0.11 ±
21	4830 ±	0.11 ±
22	4830 ±	0.11 ±
23	4830 ±	0.11 ±
24	5859 ±	0.13 ±
25	6879 ±	0.16 ±
26	5750 ±	0.13 ±
27	5750 ±	0.13 ±
28	5750 ±	0.13 ±
29	5750 ±	0.13 ±
30	6764 ±	0.16 ±
31	8506 ±	0.20 ±
32	8024 ±	0.18 ±
33	7747 ±	0.18 ±
34	7749 ±	0.18 ±
35	5500 ±	0.13 ±
36	5500 ±	0.13 ±
37	6578 ±	0.15 ±
38	9015 ±	0.21 ±
39	8957 ±	0.21 ±
40	8621 ±	0.20 ±

BLOCK 6 Lot Table		
Lot No.	Area (SQ. FT.)	AREA (ACRES)
1	5859 ±	0.13 ±
2	4830 ±	0.11 ±
3	4830 ±	0.11 ±
4	4830 ±	0.11 ±
5	4830 ±	0.11 ±
6	4830 ±	0.11 ±
7	4830 ±	0.11 ±
8	4830 ±	0.11 ±
9	4830 ±	0.11 ±
10	4830 ±	0.11 ±
11	6655 ±	0.15 ±
12	4810 ±	0.11 ±
13	4830 ±	0.11 ±
14	4830 ±	0.11 ±
15	4830 ±	0.11 ±
16	4830 ±	0.11 ±
17	4830 ±	0.11 ±
18	4830 ±	0.11 ±
19	4830 ±	0.11 ±
20	5859 ±	0.13 ±

Tract Table		
Tract Letter	Area (SQ. FT.)	AREA (ACRES)
A	954 ±	0.02 ±
B	2160 ±	0.05 ±
C	11124 ±	0.26 ±
D	3415 ±	0.08 ±
E	155699 ±	3.57 ±
F	2752 ±	0.06 ±
G	15641 ±	0.36 ±
H	4367 ±	0.10 ±
I	4585 ±	0.11 ±
J	2920 ±	0.07 ±
K	2920 ±	0.07 ±
L	21960 ±	0.50 ±
M	70917 ±	1.63 ±
N	23534 ±	0.54 ±
O	4405 ±	0.10 ±
P	9235 ±	0.21 ±
Q	21092 ±	0.48 ±
R	6861 ±	0.16 ±
S	50947 ±	1.17 ±

TRACT SUMMARY TABLE					
DESCRIPTION	AREA (AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	PLD OBLIGATION CREDIT (%)	PUBLIC LAND DEDICATION (AC)
RIGHT-OF-WAY	8.19	CCOB	CCOB*	-	-
TRACT A (FUTURE ROW)	0.02	CCOB	CCOB	-	-
TRACT B (FUTURE ROW)	0.05	CCOB	CCOB	-	-
TRACT C (FUTURE ROW)	0.26	CCOB	CCOB	-	-
TRACT D (FUTURE ROW)	0.08	CCOB	CCOB	-	-
TRACT E (OPEN LANDS)	3.57	CCOB	CCOB	50%	1.79
TRACT F	0.06	HOA	HOA	-	-
TRACT G	0.36	HOA	HOA	-	-
TRACT H (OPEN LANDS)	0.10	CCOB	CCOB	60%	0.06
TRACT I	0.11	HOA	HOA	-	-
TRACT J	0.07	HOA	HOA	-	-
TRACT K	0.07	HOA	HOA	-	-
TRACT L	0.50	HOA	HOA	-	-
TRACT M (PARK)	1.63	CCOB	CCOB	100%	1.63
TRACT N	0.54	HOA	HOA	-	-
TRACT O	0.10	HOA	HOA	-	-
TRACT P (OPEN LANDS)	0.21	CCOB	CCOB	50%	0.11
TRACT Q	0.48	HOA	HOA	-	-
TRACT R	0.16	HOA	HOA	-	-
TRACT S (PARK)	1.17	CCOB	CCOB	100%	1.17

\*HOMEOWNER IS RESPONSIBLE FOR SIDEWALK AND LANDSCAPING MAINTENANCE WITHIN THE R.O.W. CCOB IS RESPONSIBLE FOR ROADWAY MAINTENANCE FROM BACK OF CURB TO BACK OF CURB.

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

FINAL PLAT  
PALISADE PARK FILING NO. 4 REPLAT A

**Flatirons, Inc.**  
Surveying, Engineering & Geomatics  
www.FlatironsInc.com

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JOB NUMBER:  
16-67,833  
DATE:  
08/08/2017  
DRAWN BY:  
B. LUND  
CHECKED BY:  
TDH/JZG/BLO  
SHEET 5 OF 5

BROOKING FILE: 67833-PLAT-08.DWG DATE: 8/9/2017 2:56 PM