

# PALISADE PARK FILING NO. 5

FINAL PLAT

A PARCEL OF LAND, LOCATED IN 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

SHEET 1 OF 1

TOTAL AREA = 2,747,453 SQ FT, OR 63.07 ACRES, MORE OR LESS

## 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, LOCATED IN 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 3/8" BRASS CAP STAMPED "CITY OF BROOMFIELD, NO. 32, 1995, GPS" AND CITY AND COUNTY OF BROOMFIELD AND NGS GPS MONUMENT LUCY, BEING A CITY AND COUNTY OF BROOMFIELD 3/8" 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 SOUTH 16TH CORNER OF SECTION 27; THENCE NORTH 89°39'41" EAST, A DISTANCE OF 797.60 FEET;  
 THENCE SOUTH 45°19'58" EAST, A DISTANCE OF 424.24 FEET;  
 THENCE NORTH 89°40'07" EAST, A DISTANCE OF 513.49 FEET;  
 THENCE NORTH 60°05'11" EAST, A DISTANCE OF 607.85 FEET;  
 THENCE NORTH 89°39'43" EAST, A DISTANCE OF 125.38 FEET;  
 THENCE SOUTH 00°04'16" EAST, A DISTANCE OF 318.72 FEET;  
 THENCE SOUTH 05°51'45" EAST, A DISTANCE OF 327.93 FEET;  
 THENCE SOUTH 00°07'19" EAST, A DISTANCE OF 680.07 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27;  
 THENCE ALONG SAID SOUTH LINE, SOUTH 89°44'35" WEST, A DISTANCE OF 2298.32 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27;  
 THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, NORTH 00°05'25" WEST, A DISTANCE OF 1322.00 FEET TO THE POINT OF BEGINNING.  
 EXCEPT ANY PORTION LYING WITHIN ROADS, STREETS AND THROUGHFARES, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 2,747,453 SQUARE FEET OR 63.07 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PALISADE PARK FILING NO. 5; 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 ALL EASEMENTS AS SHOWN 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.

Tract	Acres	Use	Ownership/Maintenance
A	0.25	TRACT IS RESERVED FOR POTENTIAL FUTURE ROW EXPANSION PENDING TRAFFIC ANALYSIS AND OR CCOB TRAFFIC MASTERPLAN UPDATE REQUIRING ROW BEYOND WHAT IS DEDICATED BY THIS PLAT	TO BE PRIVATELY OWNED & MAINTAINED
B	0.19	TRACT IS RESERVED FOR POTENTIAL FUTURE ROW EXPANSION PENDING TRAFFIC ANALYSIS AND OR CCOB TRAFFIC MASTERPLAN UPDATE REQUIRING ROW BEYOND WHAT IS DEDICATED BY THIS PLAT	TO BE PRIVATELY OWNED & MAINTAINED
C	0.44	TRACT IS RESERVED FOR POTENTIAL FUTURE ROW EXPANSION PENDING TRAFFIC ANALYSIS AND OR CCOB TRAFFIC MASTERPLAN UPDATE REQUIRING ROW BEYOND WHAT IS DEDICATED BY THIS PLAT	TO BE PRIVATELY OWNED & MAINTAINED
D	0.01	(SEE NOTE 10)	TO BE OWNED & MAINTAINED BY CITY AND COUNTY OF BROOMFIELD

## OWNERS CERTIFICATE

UF KEVAMRA 725, LLC  
 1529 MARKET ST. STE 200  
 DENVER CO 80202

BY: William R. Branyan  
 (WILLIAM R. BRANYAN)  
 (PARTNER)

ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF August A.D. 2017 BY  
 UF KEVAMRA 725, LLC

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 7/5/2020

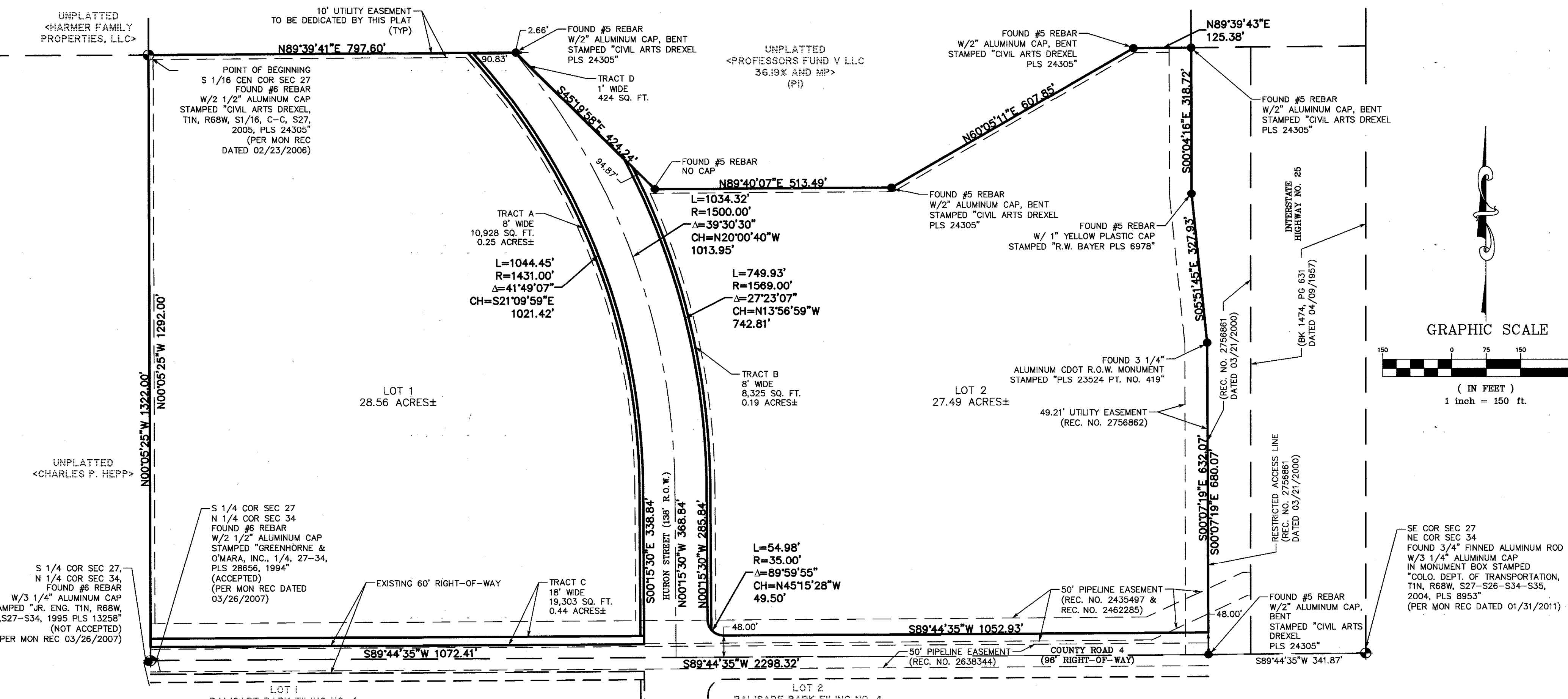
NOTARY PUBLIC (SEAL)

## VICINITY MAP NOT TO SCALE

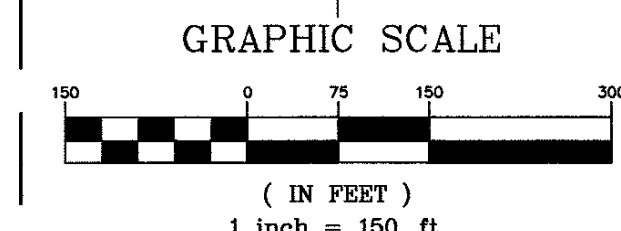


## NOTES

- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER PRO FORMA-CO-FSTG-IMP-27306-1-16-F0530822, DATED JUNE 13, 2016, 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 ALL 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 3/8" BRASS CAP STAMPED "CITY OF BROOMFIELD, NO. 32, 1995, GPS" AND CITY AND COUNTY OF BROOMFIELD AND NGS GPS MONUMENT LUCY, BEING A CITY AND COUNTY OF BROOMFIELD 3/8" 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, OR 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.
- NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-20-030(0), B.M.C.
- TRACT D IS DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD CONSISTENT WITH BROOMFIELD MUNICIPAL CODE 16-28-050. TRACT D SHALL BE PUT INTO PUBLIC USE FOR PUBLIC ROAD AND ACCESS PURPOSES WHEN, WITHIN THE CITY AND COUNTY OF BROOMFIELD'S SOLE AND ABSOLUTE DISCRETION, IT DEEMS ADVISABLE.



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



## 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 18<sup>th</sup> DAY OF March, 2017  
Susan Barkman CHAIRMAN - Vice  
Charlene Lohrer SECRETARY

### CITY COUNCIL CERTIFICATE

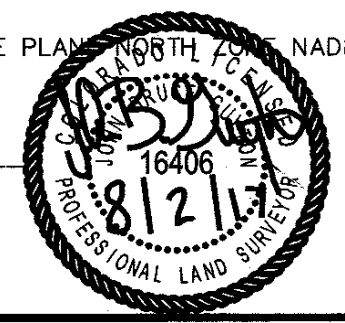
THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 9<sup>th</sup> DAY OF May, 2017  
Neil Chan MAYOR  
Sherry Kyle CITY CLERK, Deputy

### 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 FLATIRONS, 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 COORDINATE SYSTEM, NORTH ZONE (0501) NAD83/92 (SEE NOTE 3)

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



DATE	REVISION
07/27/2016	1 - CITY COMMENTS
07/27/2016	2 - CITY COMMENTS
08/02/2017	3 - TOWNSHIP REVISION
	4
	5
	6
	7
	8
	9

MINOR SUBDIVISION  
 PALISADE PARK FILING NO. 5

**Flatirons, Inc.**  
 Surveying, Engineering & Geomatics  
 www.FlatironsInc.com  
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 BOULDER, CO 80301  
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 PH: (303) 443-9830  
 PH: (303) 776-4355  
 PH: (303) 443-9830  
 PH: (303) 936-6897

JOB NUMBER:	15-66,891
DATE:	05-31-2016
DRAWN BY:	B. LUND
CHECKED BY:	BLO/JZG/ETB
SHEET 1 OF 1	