

PALISADE PARK FILING NO. 1 REPLAT C FINAL PLAT

A REPLAT OF LOT 1, BLOCK 3, PALISADE PARK FILING NO. 1,
LOCATED IN THE SOUTHWEST 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 6

TOTAL AREA = 1,487,557 SQ FT, OR 34.15 ACRES, MORE OR LESS

LEGAL DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 TO BEAR NORTH 00°19'00" WEST, A DISTANCE OF 2659.23 FEET BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 34 BEING A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX "BASELINE ENG 2016 TIN S33 LS 38285" AND THE WEST QUARTER CORNER OF SAID SECTION 34 BEING A FOUND 3 1/2" ALUMINUM CAP IN RANGE BOX "COLO DEPT OF TRANSPORTATION TIN 1/4 S33-S34 R68W 1997 PLS 18482", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHWEST CORNER AND ALONG SAID SOUTHWEST LINE, THENCE NORTH 00°19'00" WEST, A DISTANCE OF 1257.76 FEET TO A POINT; THENCE DEPARTING SAID SOUTHWEST LINE, NORTH 89°41'00" EAST, A DISTANCE OF 68.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 7 AND THE POINT OF BEGINNING;

THENCE 47.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 89°55'52" AND SUBTENDED BY A CHORD BEARING NORTH 44°38'56" EAST, A DISTANCE OF 42.40 FEET; THENCE NORTH 89°36'52" EAST, A DISTANCE OF 652.08 FEET; THENCE 101.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 237.00 FEET, AN INCLUDED ANGLE OF 24°33'03" AND SUBTENDED BY A CHORD BEARING NORTH 77°20'20" EAST, A DISTANCE OF 100.78 FEET; THENCE NORTH 65°03'48" EAST, A DISTANCE OF 281.51 FEET; THENCE 65.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 153.00 FEET, AN INCLUDED ANGLE OF 24°39'13" AND SUBTENDED BY A CHORD BEARING NORTH 77°23'24" EAST, A DISTANCE OF 62.33 FEET; THENCE NORTH 89°43'01" EAST, A DISTANCE OF 28.00 FEET; THENCE 125.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 79.50 FEET, AN INCLUDED ANGLE OF 90°14'10" AND SUBTENDED BY A CHORD BEARING SOUTH 45°09'54" EAST, A DISTANCE OF 112.66 FEET; THENCE SOUTH 00°02'49" EAST, A DISTANCE OF 387.24 FEET; THENCE 26.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 286.50 FEET, AN INCLUDED ANGLE OF 05°42'40" AND SUBTENDED BY A CHORD BEARING SOUTH 02°48'30" WEST, A DISTANCE OF 28.55 FEET; THENCE SOUTH 05°39'50" WEST, A DISTANCE OF 90.66 FEET; THENCE 31.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 313.50 FEET, AN INCLUDED ANGLE OF 05°42'40" AND SUBTENDED BY A CHORD BEARING SOUTH 02°48'30" WEST, A DISTANCE OF 31.24 FEET; THENCE SOUTH 00°02'50" EAST, A DISTANCE OF 144.46 FEET; THENCE 46.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 89°39'37" AND SUBTENDED BY A CHORD BEARING SOUTH 02°54'19" WEST, A DISTANCE OF 42.30 FEET; THENCE SOUTH 00°02'49" EAST, A DISTANCE OF 421.10 FEET; THENCE 47.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 90°04'12" AND SUBTENDED BY A CHORD BEARING NORTH 45°21'06" WEST, A DISTANCE OF 42.45 FEET; THENCE NORTH 00°19'00" WEST, A DISTANCE OF 1147.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,487,557 SQ. FT. OR 34.15 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PALISADE PARK FILING NO. 1 REPLAT C, 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 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.

Notes

- THE FINAL PLAT CREATES 110 LOTS AND 1 TRACT.
- LAND TITLE GUARANTEE COMPANY (AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY) COMMITMENT NUMBER P1870570368.2597274, DATED FEBRUARY 01, 2018 AT 8:00 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 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 (8501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 32, BEING A 3/2" BRASS CAP STAMPED "CITY OF BROOMFIELD, NO. 32, 1995, GPS" AND CITY AND COUNTY OF BROOMFIELD GPS AND NGS MONUMENT LUCY, BEING A CITY AND COUNTY OF BROOMFIELD 3/2" 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 DATA.
- 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. § 1855.
- 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.
- BLANKET ACCESS AND STORM DRAINAGE EASEMENTS OVER TRACT A AND LOT 4 ARE DEDICATED BY THIS PLAT.
- ACCESS EASEMENTS DEDICATED BY THIS PLAT ARE FOR PUBLIC ACCESS.
- BLANKET PUBLIC ACCESS EASEMENT IS DEDICATED BY THIS PLAT OVER THE ENTIRETY ON LOT 4.
- UTILITY EASEMENTS ARE GRANTED AS SHOWN ON THE PLAT. 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. THIS DOES NOT INCLUDE ANY IMPROVEMENT ASSOCIATED WITH THE PRIVATE ALLEYS, INCLUDING BUT NOT LIMITED TO CONCRETE, CURB & GUTTER, DRIVE APRONS AND PAVEMENT.
- THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET FROM ABANDONED OIL AND GAS WELLS (1) THE LOCATION OF PLUGGED AND ABANDONED WELL (2) LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENTS AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.

OWNERS CERTIFICATE

KEVAMRA, LLC, A COLORADO LIMITED LIABILITY CORPORATION
1529 MARKET STREET, SUITE 200
DENVER, CO 80202

BY: [Signature]
(GARRETT BAUM)
TITLE: Manager
(MANAGER)

ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December A.D. 2019 BY Garrett Baum FOR KEVAMRA, LLC, A COLORADO LIMITED LIABILITY CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 7/19/2020

APPROVALS

[Signature]
NOTARY-PUBLIC (SEAL)

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 24th DAY OF September, 2019.

CITY COUNCIL CERTIFICATE

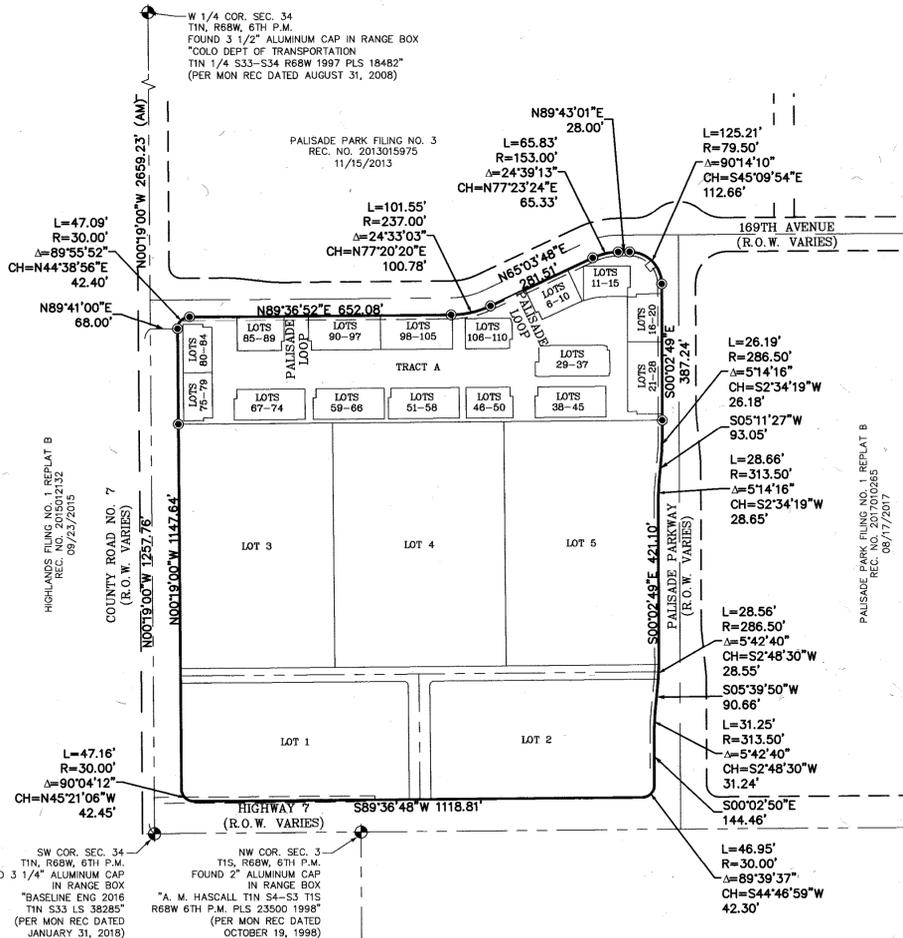
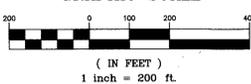
THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 22nd DAY OF October, 2019.

[Signature] Mayor
[Signature] City Clerk

VICINITY MAP NOT TO SCALE



GRAPHIC SCALE



| DESCRIPTION | AREA (AC) | OWNERSHIP | MAINTENANCE RESPONSIBILITY | PLD OBLIGATION CREDIT (%) |
|--------------|-----------|-----------|----------------------------|---------------------------|
| LOTS 6-110 | 4.28 | KEVAMRA | HOA | |
| TRACT A | 4.16 | HOA | HOA | |
| LOT 4 (PARK) | 5.98 | KEVAMRA | PALISADE METRO DIST NO. 2 | 100% |
| ROW | 1.35 | CCOB | CCOB | |
| | 15.77 | | | |

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- SET 1" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 16406"

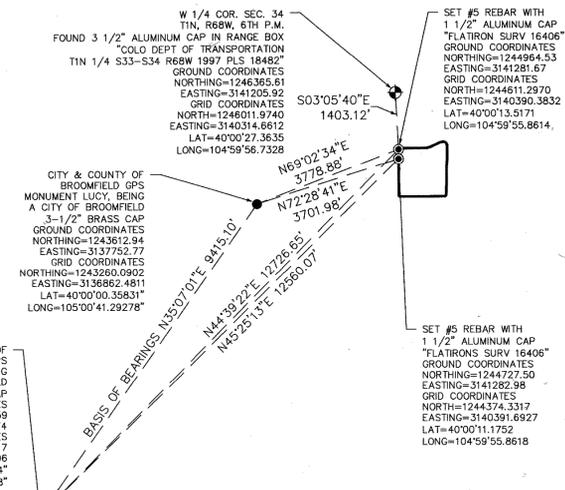
SURVEYOR'S STATEMENT

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
BOULDER, CO 80301

2019015925 PL 12/18/2019 02:26 PM
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City & County of Broomfield



GEODETIC TIE DIAGRAM
SCALE = 1" = 2000'

DATE: _____

REVISION: _____

FINAL PLAT

PALISADE PARK FILING NO. 1 REPLAT C

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

4501 LOCAN ST
DENVER, CO 80216
PH: (303) 936-6887
FAX: (303) 933-3180

JOB NUMBER:
19-72,549

DATE:
10-30-2019

DRAWN BY:
S. SILVA

CHECKED BY:
JZC

SHEET 1 OF 6

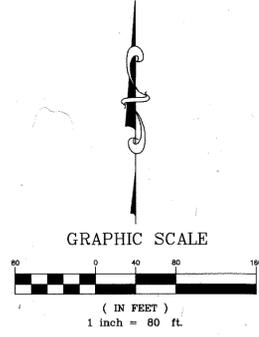
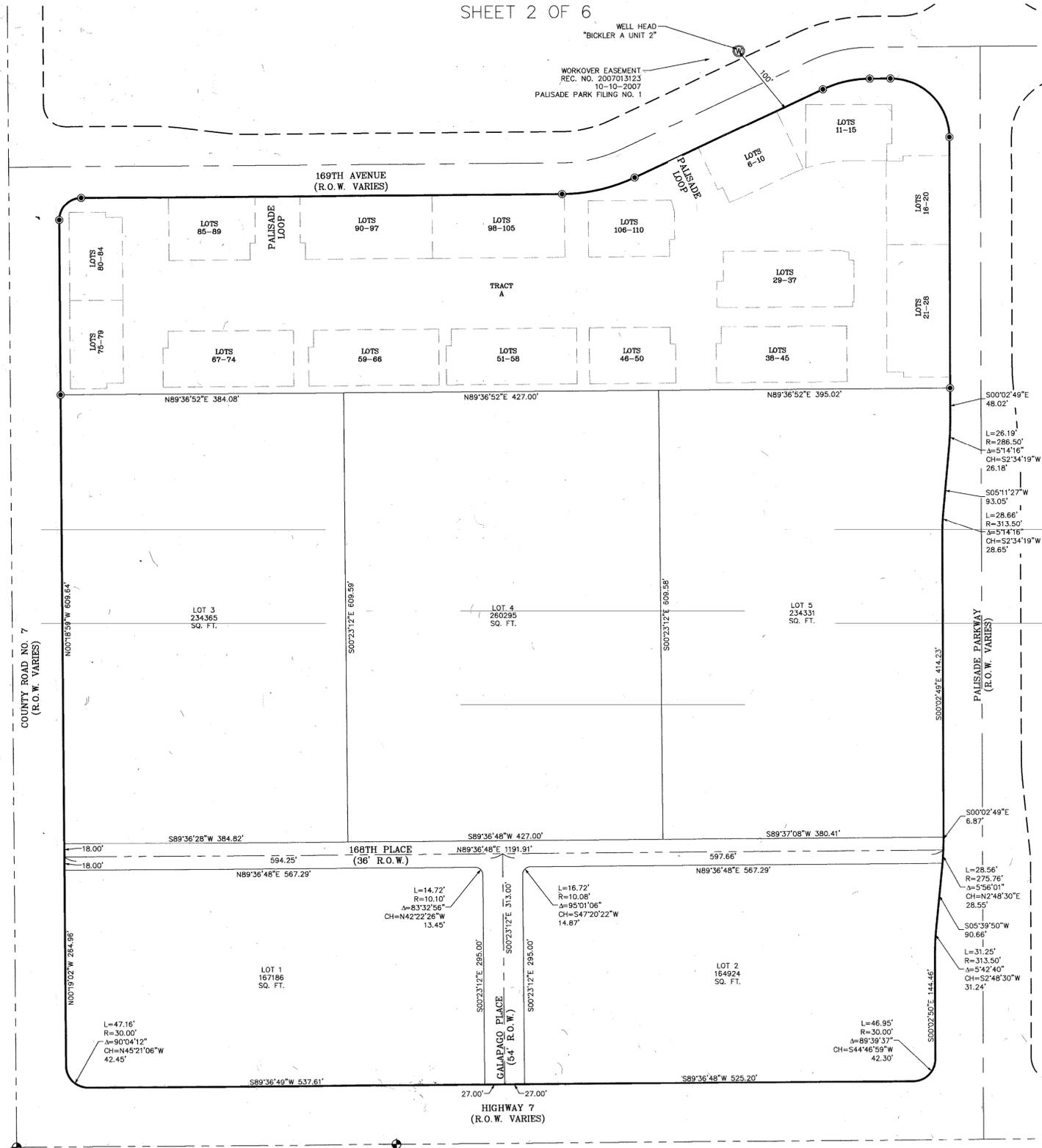
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LOT CONFIGURATION DETAIL

SHEET 2 OF 6

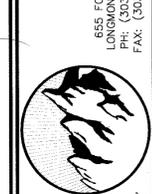


Legend
 --- CENTERLINE
 = BOUNDARY LINE
 --- LOT LINE/TRACT LINE

| REVISION | DATE |
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FINAL PLAT
 PALISADE PARK FILING NO. 1 REPLAT C

Flatirons, Inc.
 Surveying, Engineering & Geomatics
 www.flatironsinc.com
 4501 LOCAN ST.
 BROOMFIELD, CO 80020
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 PH: (303) 443-7001 PH: (303) 946-6697
 PH: (303) 776-3733 PH: (303) 443-9830
 FAX: (303) 776-4355 FAX: (303) 923-3180



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 S. SILVA
 CHECKED BY:
 JZG

SHEET 2 OF 6

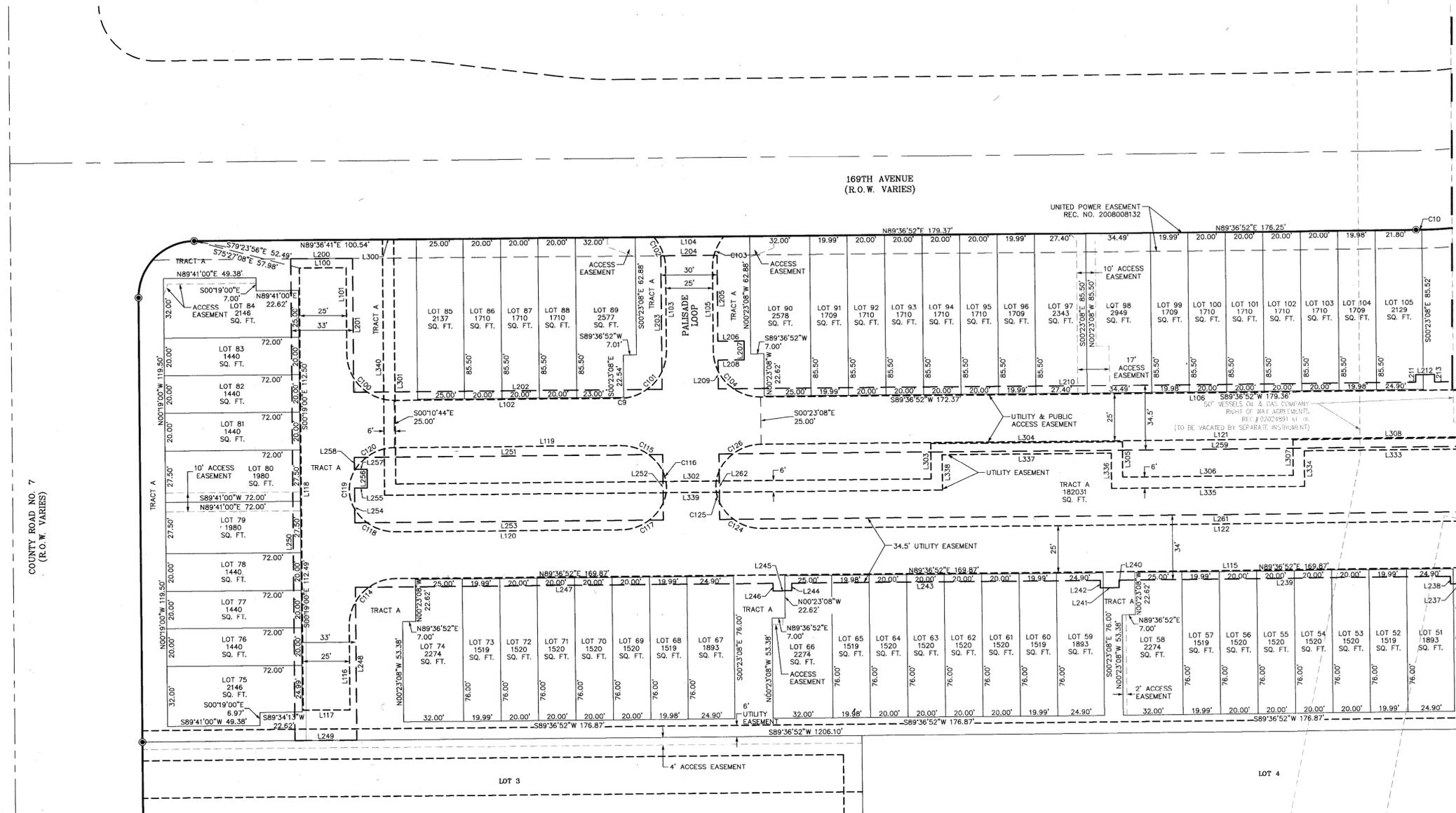
PALISADE PARK FILING NO. 1 REPLAT C FINAL PLAT

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SHEET 3 OF 6

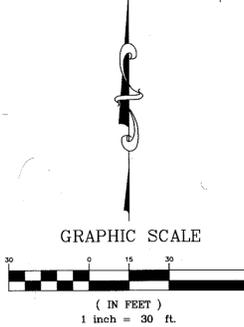
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BLOCK, LOT AND EASEMENT CONFIGURATION DETAIL



| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
|---------|--------|--------|----------|-----------------|--------------|
| C9 | 1.99 | 24.50 | 4°39'16" | S87°17'14"W | 1.99 |
| C10 | 3.11 | 236.51 | 0°45'09" | N89°14'20"E | 3.11 |

- Legend**
- CENTERLINE
 - BOUNDARY LINE
 - LOT LINE/TRACT LINE



| REVISION | DATE |
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SHEET 3 OF 6

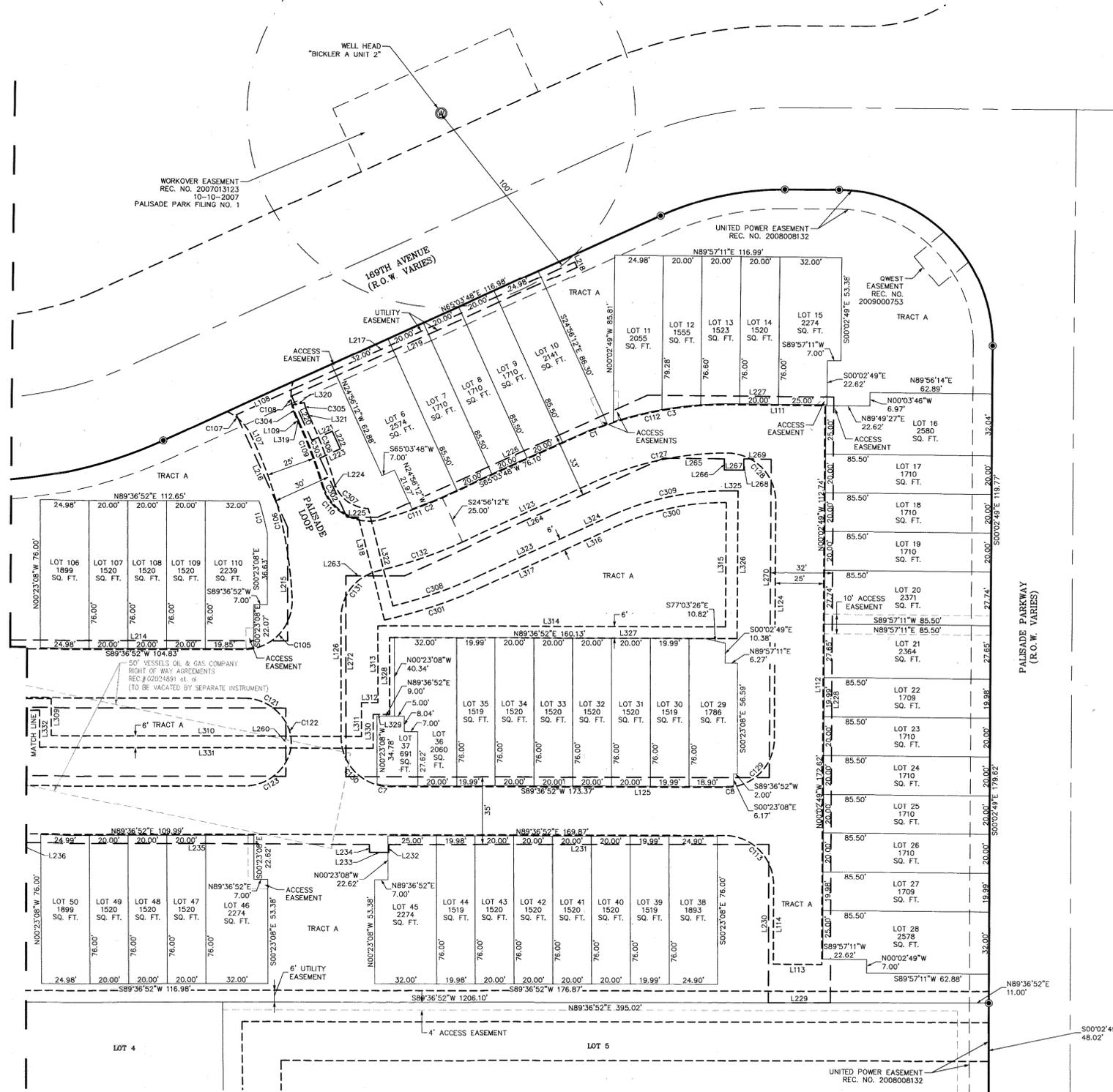
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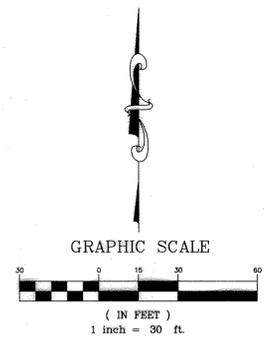
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 Page 2 of 8 Rec Fee \$9.00 Doc Fee \$
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BLOCK, LOT AND EASEMENT CONFIGURATION DETAIL



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-----------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 17.35 | 188.00 | 5°17'12" | S67°42'24"W | 17.34 |
| C2 | 16.58 | 212.00 | 4°28'49" | S67°18'13"W | 16.57 |
| C3 | 61.00 | 188.00 | 18°35'27" | S80°39'27"W | 60.73 |
| C4 | 25.85 | 188.00 | 7°52'36" | S75°18'01"W | 25.82 |
| C5 | 20.19 | 188.00 | 6°09'10" | S82°18'54"W | 20.18 |
| C6 | 14.97 | 188.00 | 4°33'41" | S87°40'20"W | 14.96 |
| C7 | 6.58 | 24.50 | 15°22'46" | N82°41'45"W | 6.56 |
| C8 | 4.02 | 24.50 | 9°23'47" | S84°54'59"W | 4.01 |
| C11 | 17.31 | 204.00 | 4°51'41" | S14°53'23"E | 17.30 |
| C12 | 5.19 | 24.50 | 12°08'46" | N83°32'29"E | 5.18 |

Legend
 ——— CENTERLINE
 ——— BOUNDARY LINE
 ——— LOT LINE/TRACT LINE



| REVISION | DATE |
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