

DRAWING NUMBER  
1 of 2

DRAWING NUMBER  
Final Plat

DRAWING NUMBER  
Palisade Park Replat A

DRAWING NUMBER  
05/29/2014 08:16 AM

### LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
LOT 1 & 2, BLOCK 2, PALISADE PARK FILING NO. 1, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON OCTOBER 10, 2007 AT RECEPTION NO. 2007013123, 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 00°20'49" EAST, A DISTANCE OF 1365.48 FEET; THENCE SOUTH 89°57'11" WEST, A DISTANCE OF 77.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HURON STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°20'49" WEST, A DISTANCE OF 1186.90 FEET TO A POINT OF CURVATURE; 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" BEING SUBTENDED BY A CHORD BEARING SOUTH 44°46'59" WEST, A DISTANCE OF 42.30 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 7; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°36'48" WEST, A DISTANCE OF 568.01 FEET TO A POINT OF CURVATURE; THENCE 47.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 90°20'23" BEING SUBTENDED BY A CHORD BEARING NORTH 45°13'01" EAST, A DISTANCE OF 42.55 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PALISADE PARKWAY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

- 1) NORTH 00°20'49" WEST, A DISTANCE OF 254.82 FEET TO A POINT OF CURVATURE;
  - 2) THENCE 31.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 313.50 FEET, AN INCLUDED ANGLE OF 05°42'36" BEING SUBTENDED BY A CHORD BEARING NORTH 02°54'08" WEST, A DISTANCE OF 31.23 FEET;
  - 3) THENCE NORTH 05°45'26" WEST, A DISTANCE OF 90.69 FEET TO A POINT OF CURVATURE;
  - 4) THENCE 28.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 286.50 FEET, AN INCLUDED ANGLE OF 05°42'36" BEING SUBTENDED BY A CHORD BEARING NORTH 02°54'08" WEST, A DISTANCE OF 28.54 FEET;
  - 5) THENCE NORTH 00°20'49" EAST, A DISTANCE OF 389.54 FEET TO A POINT OF CURVATURE;
  - 6) THENCE 28.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 313.50 FEET, AN INCLUDED ANGLE OF 05°42'36" BEING SUBTENDED BY A CHORD BEARING NORTH 02°54'08" WEST, A DISTANCE OF 28.65 FEET;
  - 7) THENCE NORTH 05°17'03" WEST, A DISTANCE OF 93.07 FEET TO A POINT OF CURVATURE;
  - 8) 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°42'36" BEING SUBTENDED BY A CHORD BEARING NORTH 02°54'08" WEST, A DISTANCE OF 26.18 FEET;
  - 9) THENCE NORTH 00°20'49" EAST, A DISTANCE OF 308.29 FEET TO A POINT OF CURVATURE;
- THENCE 124.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 79.50 FEET, AN INCLUDED ANGLE OF 89°45'50" BEING SUBTENDED BY A CHORD BEARING NORTH 44°50'06" EAST, A DISTANCE OF 112.20 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 169TH AVE.; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:
- 1) NORTH 89°43'01" EAST, A DISTANCE OF 578.13 FEET TO A POINT OF CURVATURE
  - 2) THENCE 62.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 218.00 FEET, AN INCLUDED ANGLE OF 16°23'06" BEING SUBTENDED BY A CHORD BEARING SOUTH 82°05'26" EAST, A DISTANCE OF 62.13 FEET;
  - 3) THENCE SOUTH 73°53'53" EAST, A DISTANCE OF 329.59 FEET TO A POINT OF CURVATURE;
  - 4) THENCE 61.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 213.50 FEET, AN INCLUDED ANGLE OF 16°23'06" BEING SUBTENDED BY A CHORD BEARING SOUTH 82°05'26" EAST, A DISTANCE OF 60.85 FEET;
  - 5) THENCE NORTH 89°43'01" EAST, A DISTANCE OF 75.85 FEET TO A POINT OF CURVATURE;
- THENCE 47.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 90°14'10" BEING SUBTENDED BY A CHORD BEARING SOUTH 45°09'54" EAST, A DISTANCE OF 42.51 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HURON STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING

CONTAINING 1,580,327 SQUARE FEET OR 36.28 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PALISADE PARK FILING NO. 1 REPLAT A FINAL PLAT; 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.

### OWNERS CERTIFICATE

KEVAMRA, LLC  
14537 LARIMER ST., DENVER, CO 80202

BY: *[Signature]*

TITLE: *[Signature]*

ACKNOWLEDGEMENT  
STATE OF (Colorado)  
COUNTY OF (Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF May A.D. 2014 BY *Gabriel Baum* FOR KEVAMRA, LLC.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 01/13/16

*[Signature]*  
NOTARY PUBLIC (SEAL)

CHILDREN'S HOSPITAL ASSOCIATION  
13123 E. 19TH AVE, AURORA, CO 80045

BY: *[Signature]*

TITLE: *[Signature]*

ACKNOWLEDGEMENT  
STATE OF (Colorado)  
COUNTY OF (Adams)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF May A.D. 2014 BY *Rhonda S. Kallau* FOR CHILDREN'S HOSPITAL OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 03/11/2016

*[Signature]*  
NOTARY PUBLIC (SEAL)

### NOTES

- 1) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABC70408302, DATED APRIL 14, 2014, 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.
- 2) 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.

# PALISADE PARK FILING NO. 1 REPLAT A FINAL PLAT

A REPLAT OF LOT 1 & 2, BLOCK 2, 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 2

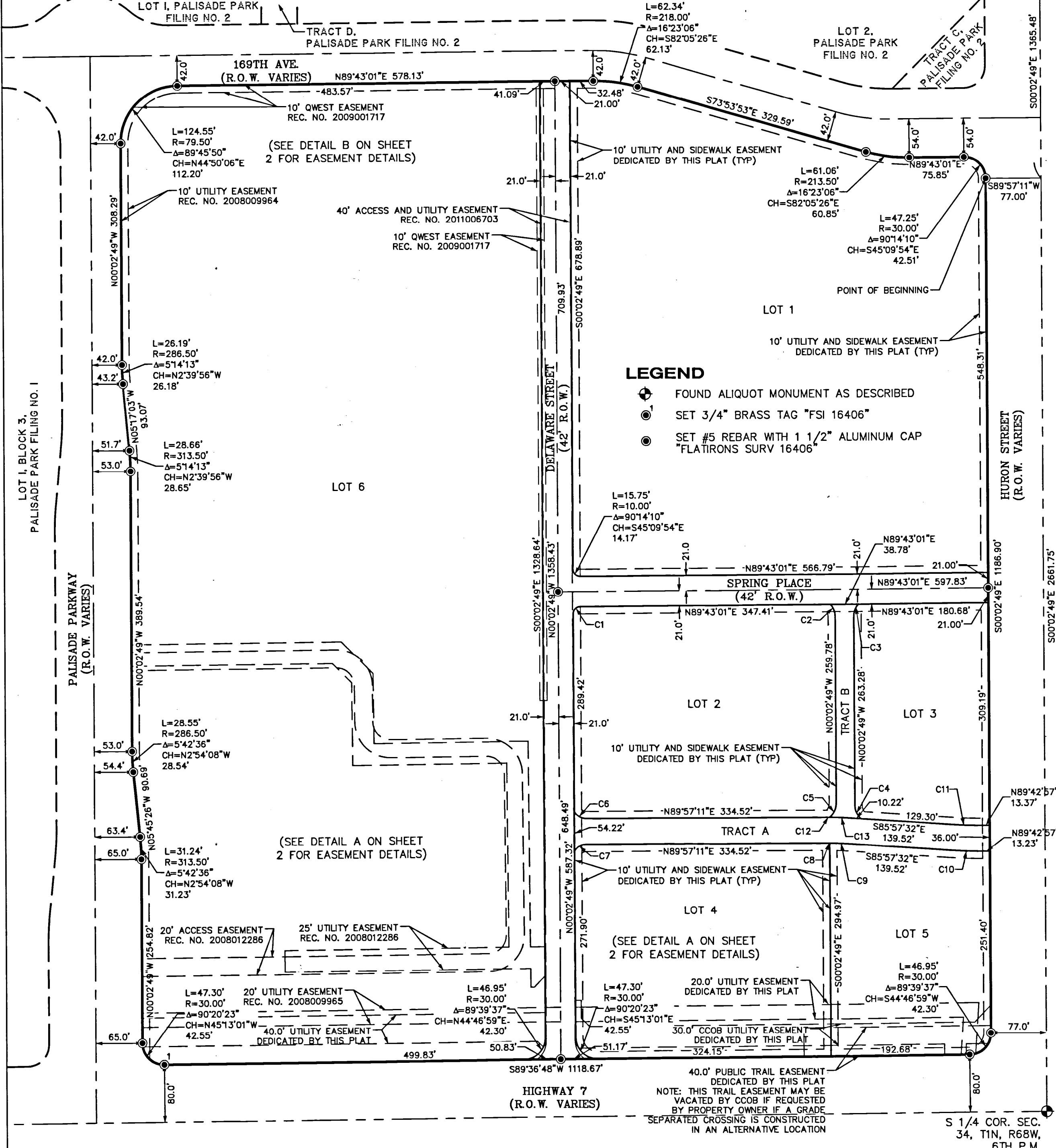
TOTAL AREA = 1,580,327 SQ FT, OR 36.28 ACRES, MORE OR LESS

### NOTES (CONTINUED)

- 3) 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 AND NGS 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 9415.11 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
  - 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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, DEFACTS, 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 DEFACTS, 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 (2009).
  - 5) 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.

### NOTES (CONTINUED)

- 7) THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.999716267/1.000283814
- 8) ALL MEASUREMENTS ARE U.S. SURVEY FEET.
- 9) LOTS 1, 2, 3, 4, 5 TRACT A & B ARE SUBJECT TO AN EASEMENT AGREEMENT FOR ACCESS, DRAINAGE AND UTILITY PURPOSES AS RECORDED WITH THE CITY AND COUNTY OF BROOMFIELD AT RECEPTION NO. 2011007129.
- 10) TRACT "A & B" ARE DISTRICT OWNED PRIVATE DRIVE.
- 11) AT THE TIME OF FINAL ACCEPTANCE BY THE CITY AND COUNTY OF THE IMPROVEMENTS FOR DELAWARE STREET THE PARTIES AND OWNERS IDENTIFIED ON THIS PLAT SHALL VACATE THE DECLARATION OF ACCESS AND UTILITY EASEMENTS AND MAINTENANCE OBLIGATIONS RECORDED ON JULY 8, 2011 AT RECEPTION NO. 2011006703.
- 12) PRIOR TO FINAL ACCEPTANCE BY THE CITY AND COUNTY OF THE IMPROVEMENTS FOR DELAWARE STREET THE PARTIES AND OWNERS IDENTIFIED ON THIS PLAT SHALL VACATE OR OTHERWISE AMEND THE EASEMENTS GRANTED BY CHILDREN'S HOSPITAL ASSOCIATION BY REC. NO. 2009001717, RECORDED AUGUST 18, 2009, AND REC. NO. 200800965, RECORDED FEBRUARY 18, 2009, TO QWEST, INC. AND UNITED POWER RESPECTIVELY, SUCH THAT THE CITY AND COUNTY OF BROOMFIELD WOULD NO LONGER HAVE TO OBTAIN PRIOR WRITTEN APPROVAL OF THE GRANTEE FOR INSTALLATION OR MAINTENANCE OF ANY STRUCTURES WITHIN THE DEDICATED RIGHT-OF-WAY.



C 1/4 COR. SEC. 34  
FOUND 2-1/2" ALUM. CAP  
STAMPED "ALLES AND  
ASSOCIATES, C1/4, TIN,  
R68W, S34, 2002, PLS 9644"  
(POINT OF COMMENCEMENT)

LENDER: *[Signature]*  
BY: *[Signature]*  
S.V.D.

STATE OF COLORADO  
COUNTY OF DENVER  
THE FOREGOING INSTRUMENT WAS  
ACKNOWLEDGED BEFORE ME THE  
21 DAY OF  
May 2014  
*[Signature]*  
WITNESS MY  
HAND AND OFFICIAL  
SEAL  
NOTARY PUBLIC  
MY COMMISSION  
EXPIRES  
01/13/16

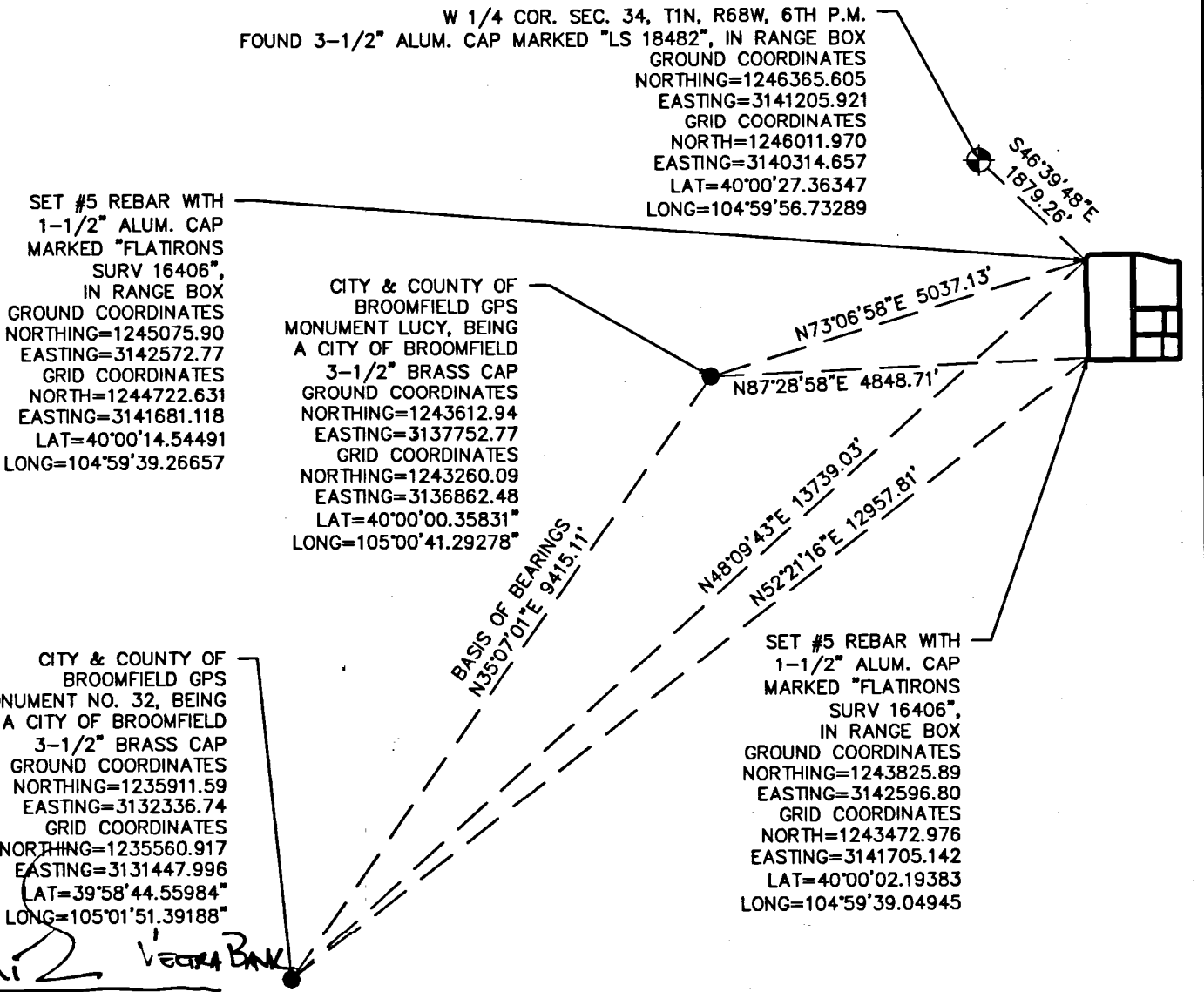
NOTARY PUBLIC  
STATE OF COLORADO  
*[Signature]*  
SEAL

NOTARY PUBLIC  
STATE OF COLORADO  
*[Signature]*  
SEAL

NOTARY PUBLIC  
STATE OF COLORADO  
*[Signature]*  
SEAL

NOTARY PUBLIC  
STATE OF COLORADO  
*[Signature]*  
SEAL

NOTARY PUBLIC  
STATE OF COLORADO  
*[Signature]*  
SEAL



### GEODETIC TIE DIAGRAM

SCALE = 1" = 200'

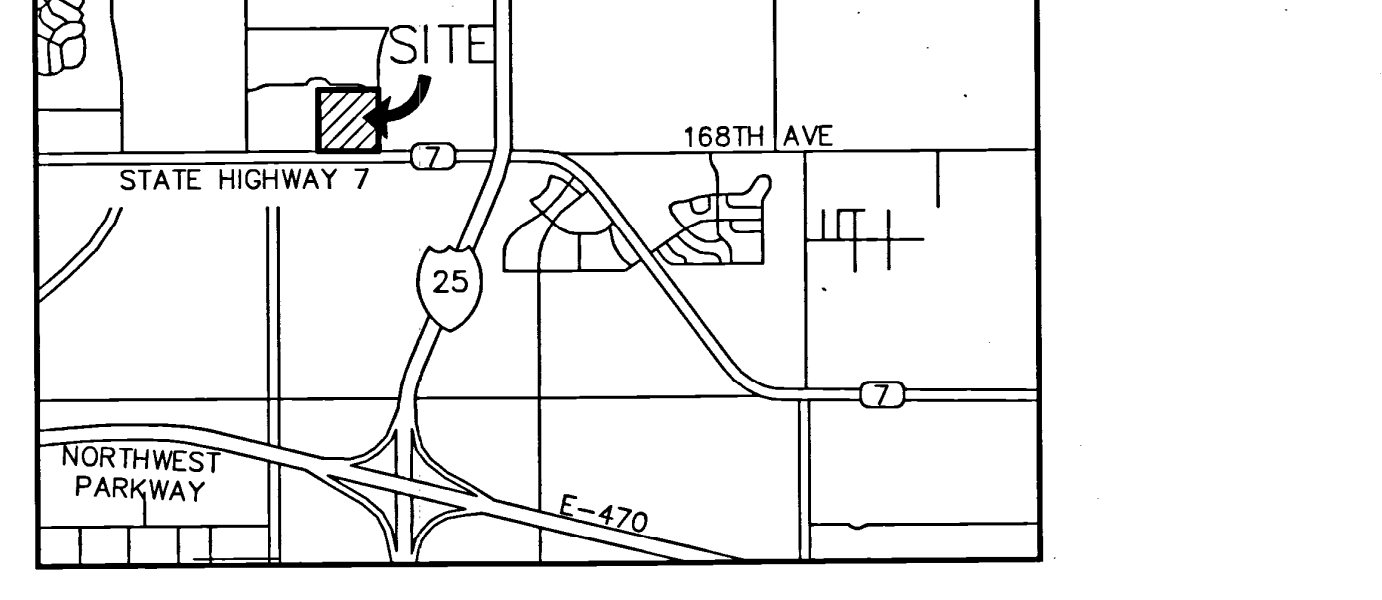
### ATTORNEY'S CERTIFICATE

I, *Michelle L. McDonald*, an attorney at law licensed to practice in the state of Colorado represent to the city and county of Broomfield that the owners dedicating any street, easement, right-of-way, parcel or tract hereon owns them in fee simple, free and clear of all liens and encumbrances except for easements shown hereon and including the following: RECEPTION NO. 2008009655, AND 2011006703 (SEE NOTE 11), AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

PLANNING AND ZONING COMMISSION CERTIFICATE  
THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 21 DAY OF May 2014.  
*[Signature]*  
CHAIRMAN  
*[Signature]*  
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 21 DAY OF May 2014.  
*[Signature]*  
MAYOR  
*[Signature]*  
CITY CLERK, DEPUTY

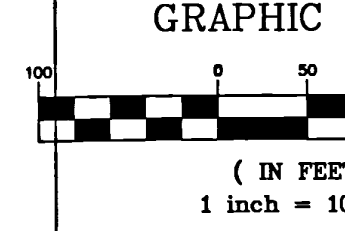
### VICINITY MAP



### SURVEYOR'S CERTIFICATE

I, JOHN B. GUYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. THIS LAND SURVEY IS IN ACCORDANCE WITH C.R.S. SEC. 38-51-106.

JOHN B. GUYTON  
COLORADO P.L.S. #1640  
CHAIRMAN/CEO,  
FLATIRONS, INC.  
*[Signature]*  
FLATIRONS, INC.  
Surveying, Engineering & Geomatics  
3825 IRIS AVE, STE. 395  
BOULDER, CO 80301  
PH: (303) 443-7001  
FAX: (303) 443-9830  
655 FOURTH AVE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355  
www.FlatironsInc.com



BLO DATE 05/19/14

# PALISADE PARK FILING NO. 1 REPLAT A FINAL PLAT

A REPLAT OF LOT 1 & 2, BLOCK 2, 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 2 OF 2

**GRADE SEPARATED PEDESTRIAN CROSSING**

MASTER DEVELOPER'S OBLIGATION TO CONSTRUCT CO HWY 7 UNDERPASS WILL BE CONTINGENT UPON THE FOLLOWING (I) EXECUTION OF A DEVELOPMENT AND REIMBURSEMENT AGREEMENT BETWEEN DEVELOPER AND CITY, (II) AGREEMENT WITH THE BROOMFIELD URBAN RENEWAL AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO AND MASTER DEVELOPER PROVIDES TIF FOR THE DEVELOPMENT WHICH WILL INCLUDE MASTER DEVELOPER'S COST TO CONSTRUCT CO HWY 7 UNDERPASS AND OBLIGATE THE CITY AND COUNTY OF BROOMFIELD TO REIMBURSE MASTER DEVELOPER OR DISTRICT, (III) MASTER DEVELOPER AND CITY'S MUTUAL AGREEMENT ON THE LOCATION OF THE CO HWY 7 UNDERPASS, WHICH SHALL BE PARTLY ON THE DEVELOPER'S PROPERTY AND PARTLY ON THE ADJACENT PROPERTY, (IV) THE CO HWY 7 UNDERPASS NOT ADVERSELY AFFECTING THE MASTER DEVELOPER'S PROPERTY OR MATERIALLY IMPACT THE SITE PLAN, AND (V) MASTER DEVELOPER AND CITY'S COST REIMBURSEMENT AGREEMENT.

AREA TABLE	
LOT 1	361,285 SQ. FT. OR 8.29 ACRES MORE OR LESS
LOT 2	107,219 SQ. FT. OR 2.46 ACRES MORE OR LESS
LOT 3	56,825 SQ. FT. OR 1.30 ACRES MORE OR LESS
LOT 4	104,649 SQ. FT. OR 2.40 ACRES MORE OR LESS
LOT 5	63,782 SQ. FT. OR 1.46 ACRES MORE OR LESS
LOT 6	776,107 SQ. FT. OR 17.82 ACRES MORE OR LESS
TRACT A	20,869 SQ. FT. OR 0.48 ACRES MORE OR LESS
TRACT B	7,881 SQ. FT. OR 0.18 ACRES MORE OR LESS

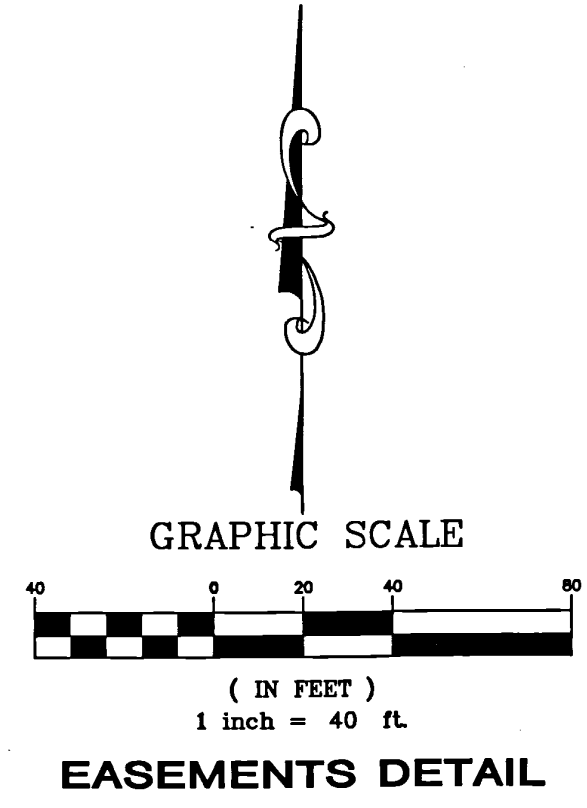
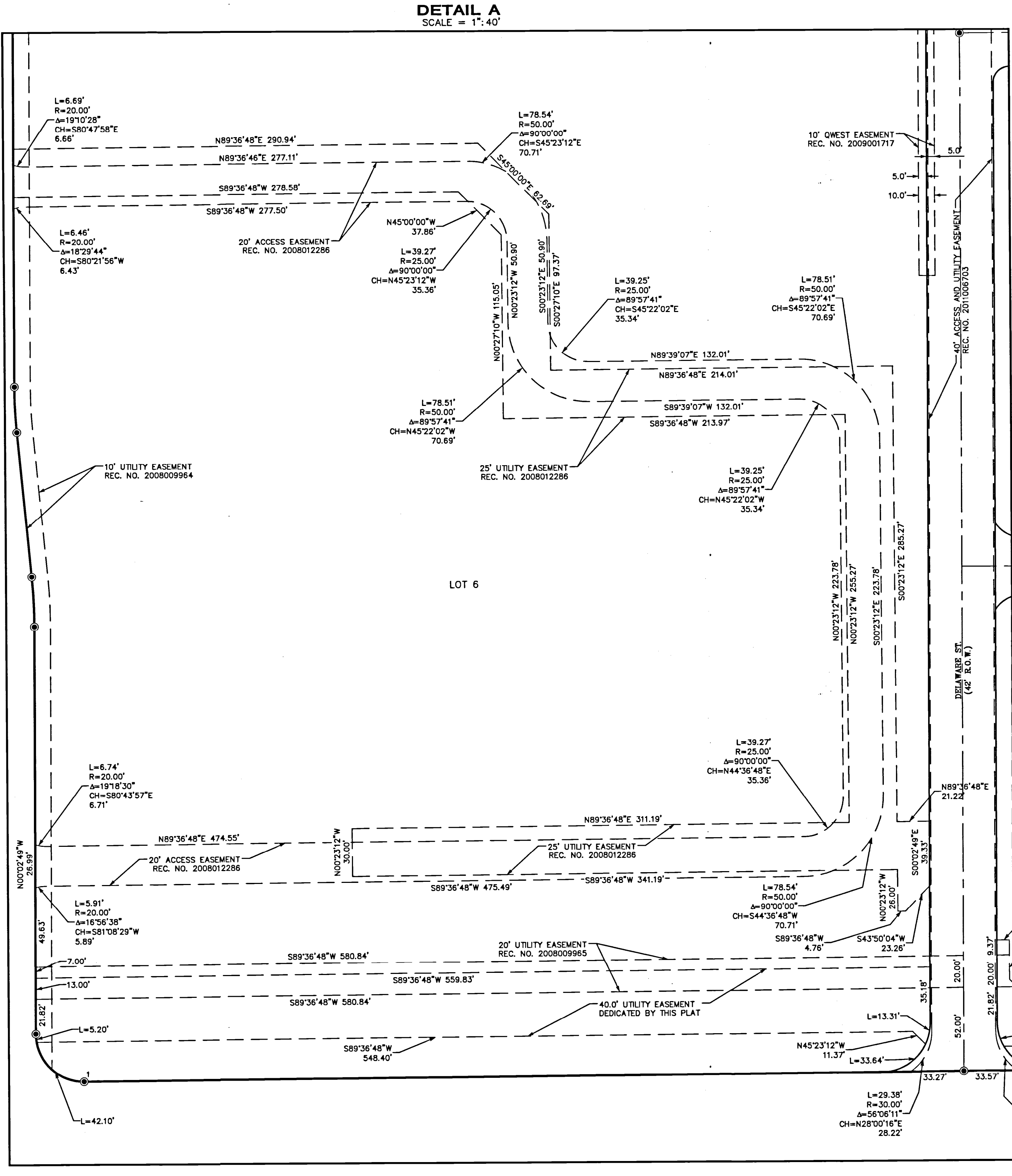
DRAWING NUMBER  
**2 of 2**

DRAWING NUMBER  
**Final Plat**

DRAWING NUMBER  
**Palisade Park Filing No. 1 Replat A**

DRAWING NUMBER  
**2 of 2**

2014004557 PL 05/29/2014 08:16 AM  
Page: 2 of 2 Fee Fee \$0.00 Doc Fee \$



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.67	10.00	089°45'50"	S44°50'06"W	14.11
C2	18.20	24.50	042°34'05"	N21°20'04"W	17.79
C3	18.00	24.50	042°05'58"	S21°00'09"W	17.60
C4	20.80	24.50	048°39'14"	S24°22'26"E	20.19
C5	22.57	24.50	052°46'43"	N26°20'32"E	21.78
C6	19.67	19.50	057°47'43"	S61°08'56"E	18.85
C7	19.67	19.50	057°47'45"	S61°03'18"W	18.85
C8	3.31	482.00	000°23'36"	N89°51'01"W	3.31
C9	31.08	482.00	003°41'41"	N87°48'22"W	31.08
C10	39.09	517.97	004°19'27"	S88°07'16"E	39.08
C11	36.38	481.97	004°19'27"	S88°07'16"E	36.37
C12	3.13	518.00	000°20'46"	N89°52'26"W	3.13
C13	33.83	518.00	003°44'31"	N87°49'47"W	33.83



**Flatirons, Inc.**  
 Surveying, Engineering & Geomatics  
 3825 IRIS AVE, STE 395 BOULDER, CO 80501  
 PH: (303) 443-7001 FAX: (303) 776-1733  
 655 FOURTH AVE LONGMONT, CO 80501  
 PH: (303) 776-1733 FAX: (303) 776-4335