DRAWING NUMBER 1 of 1

DRAWING NUMBER Minor Subdivision

DRAWING NUMBER Palisade Filing 3 Replat A

2015014545 PL 11/16/2015 02:06 PM
Page: 1 of 1 Rec Fee $0.00 Doc Fee $
City and County of Broomfield

PALISADE PARK, FILING NO. 3 REPLAT A, MINOR SUBDIVISION

A REPLAT OF LOTS 12–16, BLOCK 2, PALISADE PARK FILING NO. 3 FINAL PLAT, 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 1

TOTAL AREA = 29,019 SQ FT, OR 0.67 ACRES, MORE OR LESS

LEGAL DESCRIPTION AND DEDICATIONS

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

LOTS 12–16 INCLUSIVE, BLOCK 2, PALISADE PARK FILING NO. 3, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON NOVEMBER 15, 2013 AT RECEPTION NO. 2013015975 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:

CONSIDERING A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 32, BEING A 3½" 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 3½" BRASS CAP IN CONCRETE, BEARS NORTH 35°07'01" EAST, A DISTANCE OF 9415.10 FEET WITH ALL BEARINGS HEREIN RELATED THERETO:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 34°03'56" EAST, A DISTANCE OF 443.70 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, PALISADE PARK FILING NO. 3, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF LOTS 1–5 OF SAID BLOCK 2 NORTH 89°41'00" EAST, A DISTANCE OF 264.00 FEET TO THE NORTHWEST CORNER OF LOT 11 OF SAID BLOCK 2; THENCE ALONG THE WEST LINE OF SAID LOT 11 SOUTH 00°19'00" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 2; THENCE ALONG THE SOUTH AND WEST LINES OF SAID BLOCK 2 THE FOLLOWING THREE (3) COURSES:

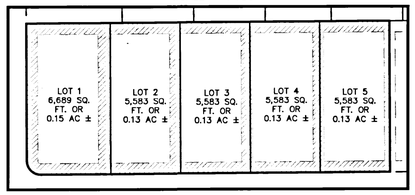
1) SOUTH 89°41'00" WEST, A DISTANCE OF 254.00 FEET TO A POINT OF CURVATURE;
2) THENCE 15.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN INCLUDED ANGLE OF 90°00'00", BEING SUBTENDED BY A CHORD BEARING NORTH 45°19'00" WEST, A DISTANCE OF 14.14 FEET;
3) THENCE NORTH 00°19'00" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 29,019 SQUARE FEET OR 0.67 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "PALISADE PARK, FILING NO. 3 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 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.

EXISTING EASEMENTS DETAIL

SCALE = 1":50'



EXISTING DRAINAGE AND UTILITY EASEMENTS PER PLAT OF PALISADE PARK FILING NO. 3 FINAL PLAT, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD AT REC. NO. 2013015975, TO BE VACATED BY SEPARATE DOCUMENT.

OWNERS CERTIFICATE

TAYLOR MORRISON OF COLORADO INC.

BY: _____
THOMAS HENNESSY

TITLE: _____
DIVISION PRESIDENT

ACKNOWLEDGEMENT

STATE OF Colorado)

COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF June A.D. 2015 BY Tom Hennessy FOR TAYLOR MORRISON OF COLORADO INC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 5/11/2019

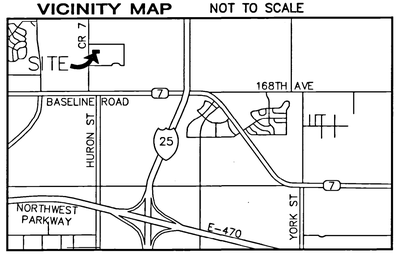
AMY N COFFELT
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification #20154015506
My Commission Expires 5/11/2019

_____
NOTARY PUBLIC (SEAL)

1420 WEST CANAL CT SUITE 170
LITTLETON, CO 80120

VICINITY MAP

NOT TO SCALE



NOTES

1) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABD70352960.1–3, DATED APRIL 23, 2015 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.

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.

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 3½" 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 3½" 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.

4) ANY PERSON WHO KNOWNGLY 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.

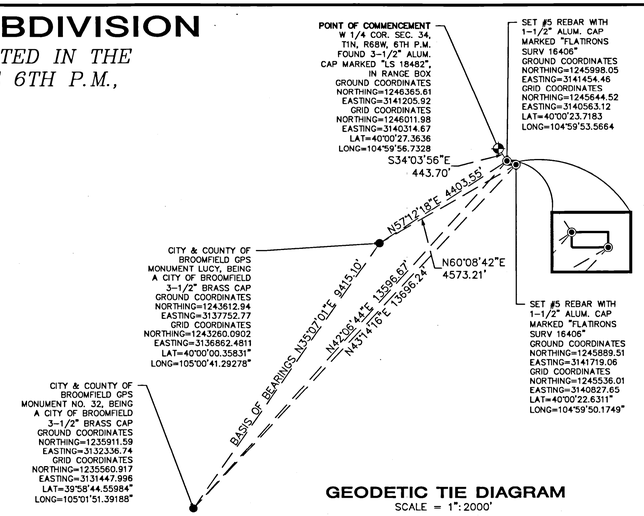
5) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.

6) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 2–I, 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.

7) THE COMBINED SCALE FACTOR, SCALED FROM 0,0, FOR THIS SITE = 0.999716267

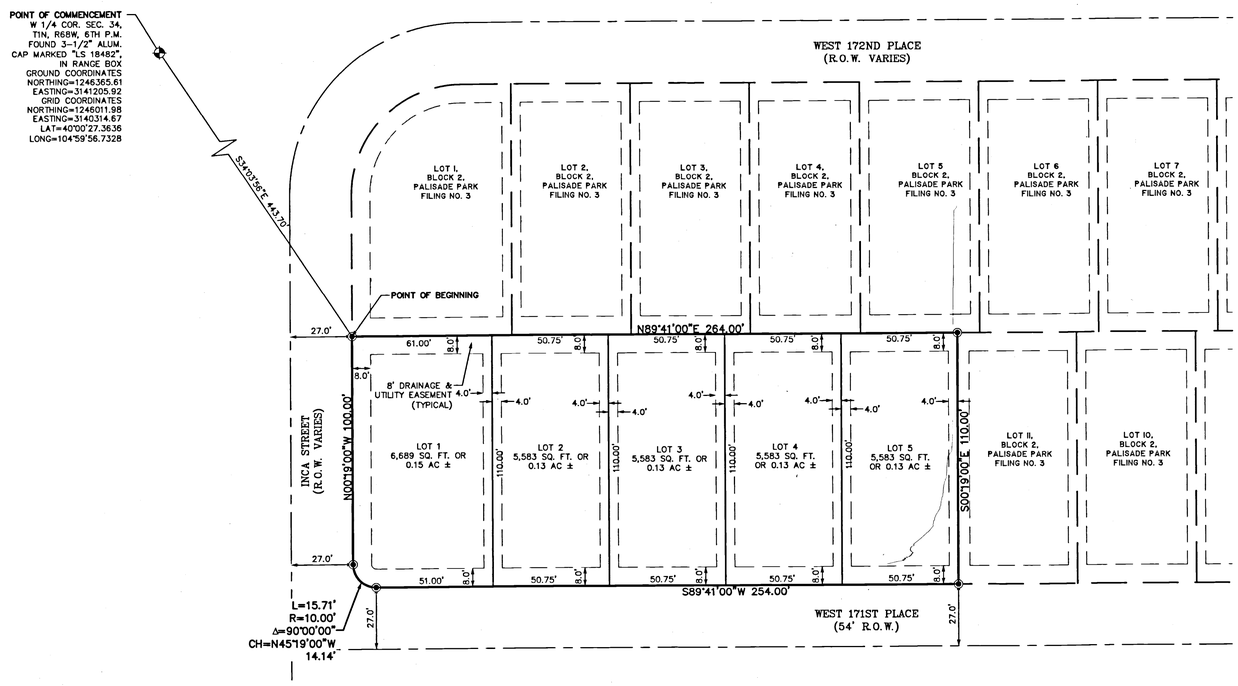
8) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

9) 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.



GEODETIC TIE DIAGRAM

SCALE = 1":2000'



LEGEND

FOUND ALIQUOT MONUMENT AS DESCRIBED

SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

BOUNDARY CLOSURE REPORT

Course:	N00°19'00"W	Length:	100.00'
Course:	N89°41'00"E	Length:	264.00'
Course:	S00°19'00"E	Length:	110.00'
Course:	S89°41'00"W	Length:	254.00'
Length:	15.71'	Radius:	10.00'
Delta:	090°00'00"		
Chord:	14.14'	Course:	N45°19'00"W

Perimeter:	743.71'	Area:	29019 Sq. Ft.
Error Closure:	0.00	Course:	N90°00'00"E
Error North:	0.000	East:	0.000

Precision 1: 743710000.00

APPROVALS

CITY MANAGER'S CERTIFICATE

THIS MINOR SUBDIVISION IS HEREBY APPROVED AND THE DEDICATION ACCEPTED BY THE CITY AND COUNTY MANAGER THIS 12th DAY OF November, 2015

_____ CITY MANAGER

_____ DEPUTY CITY MANAGER

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THIS MINOR SUBDIVISION IS HEREBY APPROVED AND THE DEDICATION ACCEPTED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT ON THIS 12th DAY OF November, 2015

_____ DIRECTOR OF COMMUNITY DEVELOPMENT

ATTORNEY'S CERTIFICATE

I, James G. Benjamin AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS GRANTING ANY EASEMENT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS

7867, REGISTRATION NO.

_____ ATTORNEY–AT–LAW

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 NORTH ZONE 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
1	
2	
3	
4	
5	
6	
7	
8	

MINOR SUBDIVISION
PALISADE PARK, FILING NO. 3 REPLAT A

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com
655 FOURTH AVE. LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355
3825 IRIS AVE. STE 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830
3660 DOWNING ST DENVER, CO 80205 PH: (303) 936-6997

COLORADO LICENSED JOHN B. GUYTON 16406 PROFESSIONAL LAND SURVEYOR 5/5/15

JOB NUMBER:	15-65,316-A
DATE:	05-05-2015
DRAWN BY:	B. LUND
CHECKED BY:	NV/ETB/WW

SHEET 1 OF 1

BY:BLUND FILE:65316 PALISADE PARK FILING 3 REPLAT A(CIV 30).DWG DATE:6/16/2015 9:19 AM