

**LEGAL DESCRIPTION AND DEDICATIONS**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
 LOT 4, PALISADE PARK FILING NO. 1 REPLAT A, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON MAY 29, 2014 AT RECEPTION NO. 2014004557, 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 WEST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 41°10'36" EAST, A DISTANCE OF 3026.33 FEET TO THE POINT OF BEGINNING;  
 THENCE 19.67 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET; AN INCLUDED ANGLE OF 57°47'45", AND SUBTENDED BY A CHORD BEARING NORTH 61°03'18" EAST, A DISTANCE OF 18.85 FEET;  
 THENCE NORTH 89°57'11" EAST, A DISTANCE OF 334.52 FEET;  
 THENCE 3.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 482.00 FEET, AN INCLUDED ANGLE OF 0°02'33"6", AND SUBTENDED BY A CHORD BEARING SOUTH 89°51'01" EAST, A DISTANCE OF 3.31 FEET;  
 THENCE SOUTH 0°02'49" EAST, A DISTANCE OF 294.97 FEET;  
 THENCE SOUTH 89°36'50" WEST, A DISTANCE OF 324.15 FEET;  
 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", AND SUBTENDED BY A CHORD BEARING NORTH 45°13'01" WEST, A DISTANCE OF 42.55 FEET;  
 THENCE NORTH 0°02'49" WEST, A DISTANCE OF 257.79 FEET TO THE POINT OF BEGINNING

CONTAINING 104,650 SQUARE FEET OR 2.40 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 B 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**

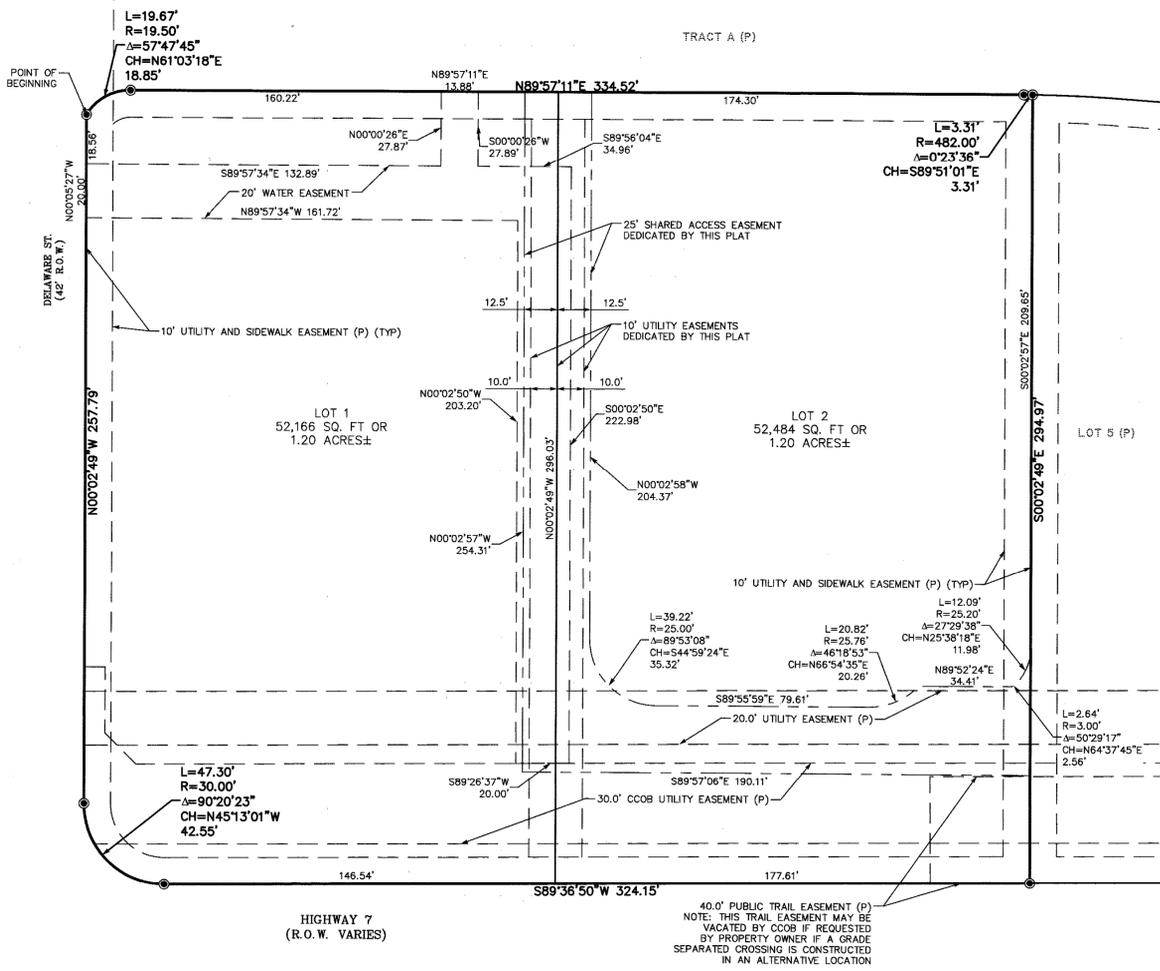
**SURF III LLC**  
 1829 MARKET ST., DENVER, CO 80202  
 BY: *[Signature]*  
 TITLE: *Manager*  
 ACKNOWLEDGEMENT  
 STATE OF *Colorado*  
 COUNTY OF *Broomfield*  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *09th* DAY OF *March* A.D. 20*16* BY *Garrett A. Baum* FOR *SURF III LLC*.  
 WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES *Feb. 4, 2018*

*Ruthie C. Sabor*  
 NOTARY PUBLIC (SEAL)  
 RUTHIE C. SABOR  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID: 2642403641  
 My Commission Expires Feb. 3, 2018

**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 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 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 945.11 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- 4) 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, DEGRADES, 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 (2009).
- 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 2-1, 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.
- 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) 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(O), B.M.C.

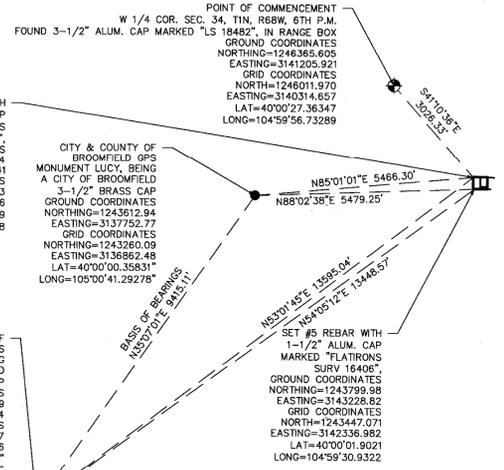
**PALISADE PARK FILING NO. 1 REPLAT B FINAL PLAT**  
 A REPLAT OF LOT 4, PALISADE PARK FILING NO. 1 REPLAT A,  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE  
 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
 SHEET 1 OF 1  
 TOTAL AREA = 104,650 SQ FT, OR 2.40 ACRES, MORE OR LESS



**Boundary Closure Report**

Length: 19.67' Radius: 19.50'  
 Delta: 057°47'45"  
 Chord: 18.85' Course: N61°03'18"E  
 Course: N89°57'11"E Length: 334.52'  
 Length: 3.31' Radius: 482.00'  
 Delta: 0°02'33"6"  
 Chord: 3.31' Course: S89°51'01"E  
 Course: S00°02'49"E Length: 294.97'  
 Course: S89°36'50"W Length: 324.15'  
 Length: 47.30' Radius: 30.00'  
 Delta: 90°20'23"  
 Chord: 42.55' Course: N45°13'01"W  
 Course: N00°02'49"W Length: 257.79'

Perimeter: 1281.71' Area: 104650 Sq. Ft.  
 Error Closure: 0.01 Course: S65°58'59"E  
 Error North: -0.003 East: 0.007  
 Precision 1: 128171.00



**APPROVALS**

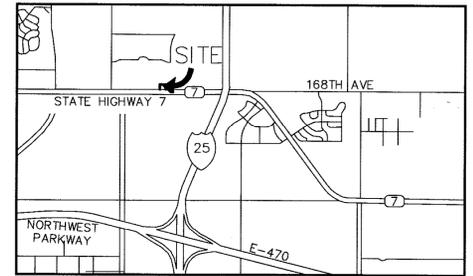
**PLANNING AND ZONING COMMISSION CERTIFICATE**

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS *22nd* DAY OF *February*, 20*16*.  
*[Signatures]*  
 CHAIRMAN 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 *8th* DAY OF *March*, 20*16*.  
*[Signatures]*  
 MAYOR CITY CLERK, Deputy

**VICINITY MAP**  
 NOT TO SCALE



**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

DATE	REVISION
10/04/2015	1 - CLIENT COMMENTS
07/06/2016	2 - CLIENT COMMENTS
03/07/2016	3 - ADDITIONAL EASEMENT
03/07/2016	4 - CLIENT COMMENTS
03/07/2016	5 - CLIENT COMMENTS
	6 -
	7 -
	8 -
	9 -

PALISADE PARK FILING NO. 1 REPLAT B

**Flatrns, Inc.**  
 Surveying, Engineering & Geomatics  
 3825 IRIS AVE, STE 395 3660 DOWNING ST UNIT E 80205  
 BOULDER, CO 80301 DENVER, CO 80205  
 PH: (303) 443-7001 PH: (303) 443-9830  
 FAX: (303) 776-4355 FAX: (303) 906-9997



JOB NUMBER: 15-66,271  
 DATE: 09-28-2015  
 DRAWN BY: B. LUND  
 CHECKED BY: JZG/WW/ETB  
 SHEET 1 OF 1