

PALISADE PARK FILING NO. 4 REPLAT C MINOR SUBDIVISION

A REPLAT OF LOT 13, 14 AND TRACT N, PALISADE PARK FILING NO. 4 REPLAT A,
LOCATED IN THE NORTHEAST 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 3

TOTAL AREA = 34,455 SQ FT. OR 0.79 ACRES, MORE OR LESS

LEGAL DESCRIPTION AND DEDICATIONS

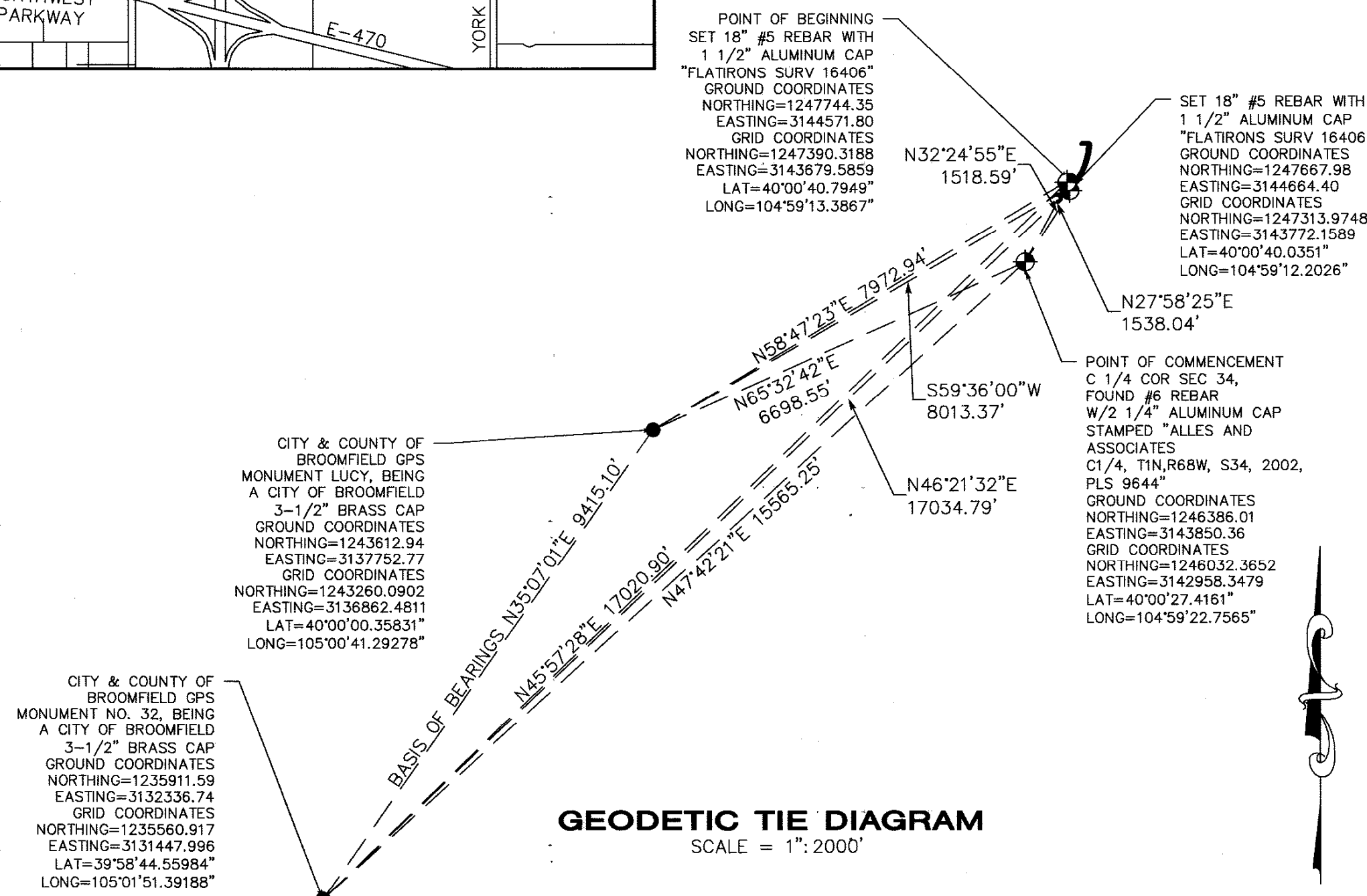
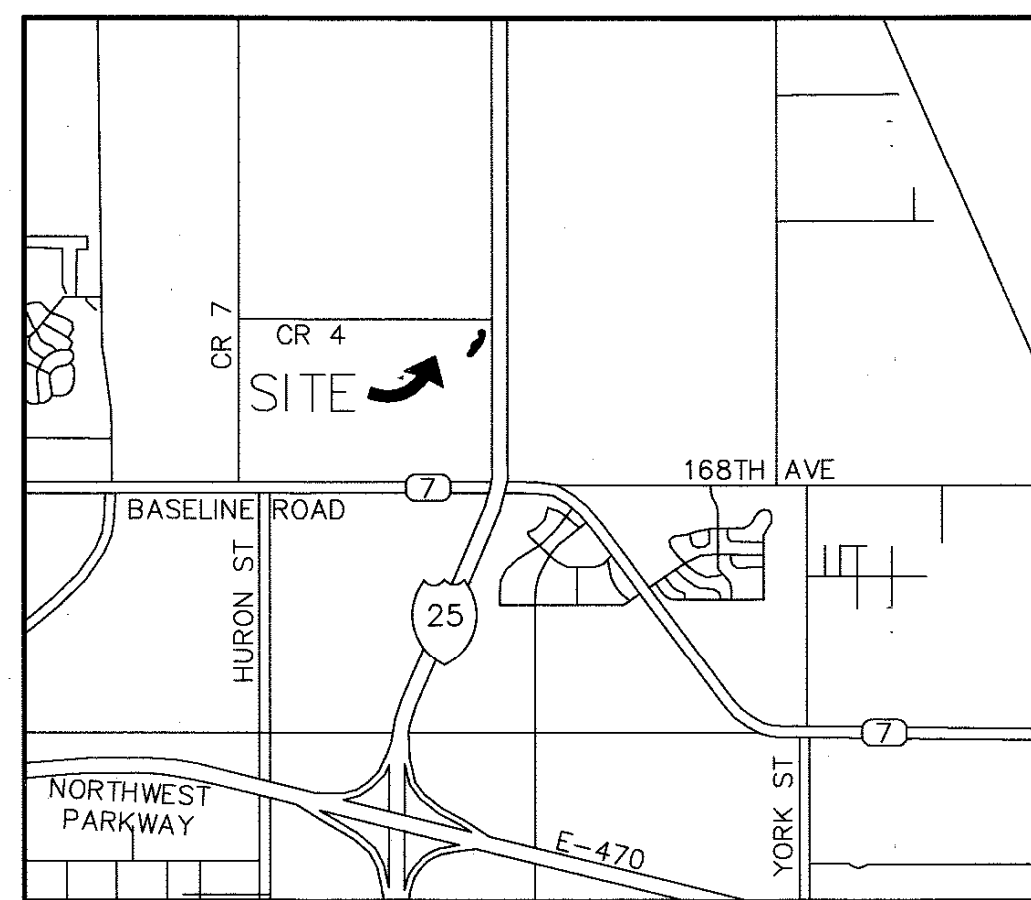
BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND DESCRIBED AS LOT 13, 14 AND TRACT N, PALISADE PARK FILING NO. 4 REPLAT A IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, RECORDED ON 08/31/2017 AT RECEPTION NO. 2017010913 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, AND 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.

CONTAINING 34,455 SQUARE FEET OR 0.79 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PALISADE PARK FILING NO. 4, REPLAT C; AND BY THESE PRESENTS DEDICATES GRANTS AND CONVEYS IN FEE SIMPLE 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.

VICINITY MAP NOT TO SCALE



NOTES

- 1) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABD70489235.4-3, DATED JULY 24, 2017 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 3 1/2" 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 1/2" 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 STANDARDS.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMITS 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.
- 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
- 8) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- 9) 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.
- 10) ALL EASEMENTS AS SHOWN ON THE PLAT OF PALISADE PARK FILING NO. 4 REPLAT A WITHIN THE SUBJECT LOTS AND TRACTS ARE VACATED BY THIS PLAT AND REPLACED WITH THE EASEMENTS AS SHOWN HEREON.
- 11) ALL TRACTS OWNED AND MAINTAINED BY THE HOA ARE TO BE UTILIZED FOR DRAINAGE PURPOSES.
- 12) THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL LOCATIONS, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.

LEINHOLDER'S CERTIFICATE

LIEN HOLDER:
THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN PALISADE PARK FILING NO. 4 REPLAT B JOINS IN AND CONSENTS TO THE FILING HEREON OF KEVAMRA.

BY: Garrett Baum
GARRETT BAUM

TITLE: Manager

ACKNOWLEDGEMENT
STATE OF COLORADO
COUNTY OF ARAPAHOE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 12th DAY OF MARCH A.D. 2018, BY Garrett Baum FOR

UF KEVAMRA 725, LLC

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 3/27/2021

SAMANTHA M. WILLIAMS
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #22874013121
My Commission Expires 3/27/2021

Samantha M. Williams
NOTARY PUBLIC (SEAL)

1529 MARKET STREET SUITE 200
DENVER, CO 80202

OWNERS CERTIFICATE

TAYLOR MORRISON OF COLORADO INC.
BY: Phillip Cross
PHILLIP CROSS
TITLE: Vice President

ACKNOWLEDGEMENT
STATE OF COLORADO
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF MARCH A.D. 2018, BY Phillip Cross FOR TAYLOR MORRISON OF COLORADO INC

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 3/27/2021

SAMANTHA M. WILLIAMS
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #22874013121
My Commission Expires 3/27/2021

Samantha M. Williams
NOTARY PUBLIC (SEAL)

1420 WEST CANAL CT SUITE 170
LITTLETON, CO 80120

ATTORNEYS CERTIFICATE:
I, Jason B. Knibley, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL LIENS, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

40071
ATTORNEY REGISTRATION NO.

Jason B. Knibley
LICENSED ATTORNEY FOR APPLICANT

APPROVALS

CITY MANAGER'S CERTIFICATE
THIS MINOR SUBDIVISION IS HEREBY APPROVED AND THE DEDICATION ACCEPTED BY THE CITY AND COUNTY MANAGER THIS 14th DAY OF March, 2018.

Phil Gish
CITY MANAGER

DIRECTOR OF COMMUNITY DEVELOPMENT

THIS MINOR SUBDIVISION IS HEREBY APPROVED AND THE DEDICATION ACCEPTED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT ON THIS 12th DAY OF March, 2018.

Mark
DIRECTOR OF COMMUNITY DEVELOPMENT

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)

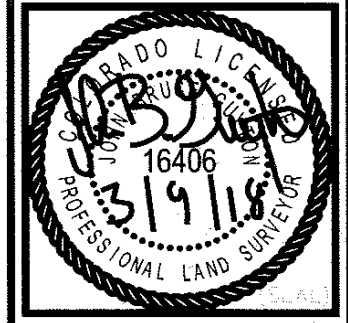
JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.
3825 IRIS AVENUE
SUITE 395
BOULDER, CO 80301

DATE	REVISION
03/15/2018	1 - ADD LOT 30 AND SHEET 3
	2
	3
	4
	5
	6
	7
	8
	9
	10

MINOR SUBDIVISION
PALISADE PARK FILING NO. 4 REPLAT C

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

3660 DOWNING ST
DENVER, CO 80205
PH: (303) 443-7001
FAX: (303) 443-9830



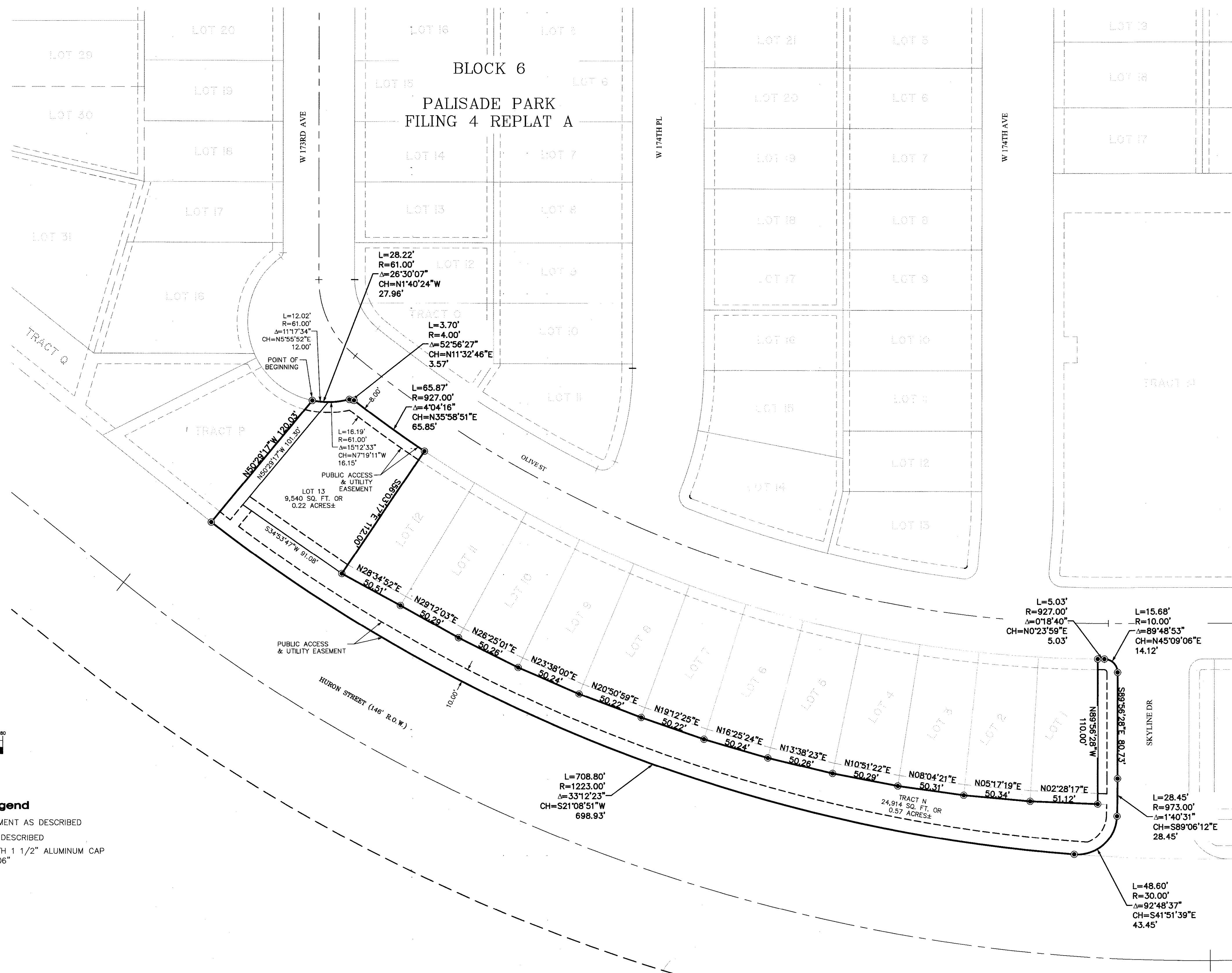
JOB NUMBER:
17-69,836
DATE:
03-09-2018
DRAWN BY:
B. LUND/S. SILVA
CHECKED BY:
BOL/JZG/WW

PALISADE PARK FILING NO. 4 REPLAT C MINOR SUBDIVISION

A REPLAT OF LOT 13, 14 AND TRACT N, PALISADE PARK FILING NO. 4 REPLAT A,
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 2 OF 3

2018002722 PL 03/16/2018 10:06 AM
Page: 2 of 3 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

PUBLIC ACCESS AND UTILITY EASEMENT DETAIL



NO.	REVISION	DATE
1	ADD LOT 30 AND SHEET 3	09/12/2017 SJB
2		
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4		
5		
6		
7		
8		
9		

MINOR SUBDIVISION
PALISADE PARK FILING NO. 4 REPLAT C

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.flatironsinc.com
3650 DOWNING ST STE 395 BOULDER, CO 80501
PH: (303) 443-7001 DENVER, CO 80202
PH: (303) 776-1733 PH: (303) 443-9830 PH: (303) 936-9997
FAX: (303) 776-4355 FAX: (303) 443-9830



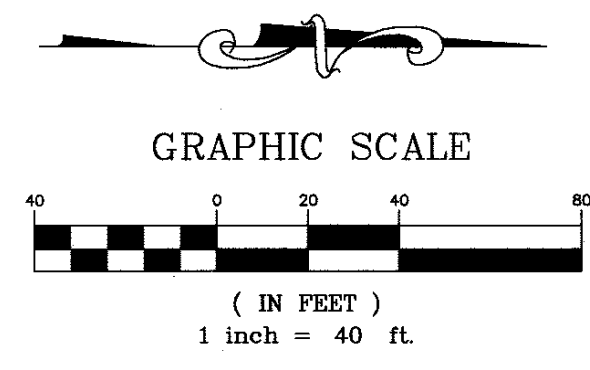
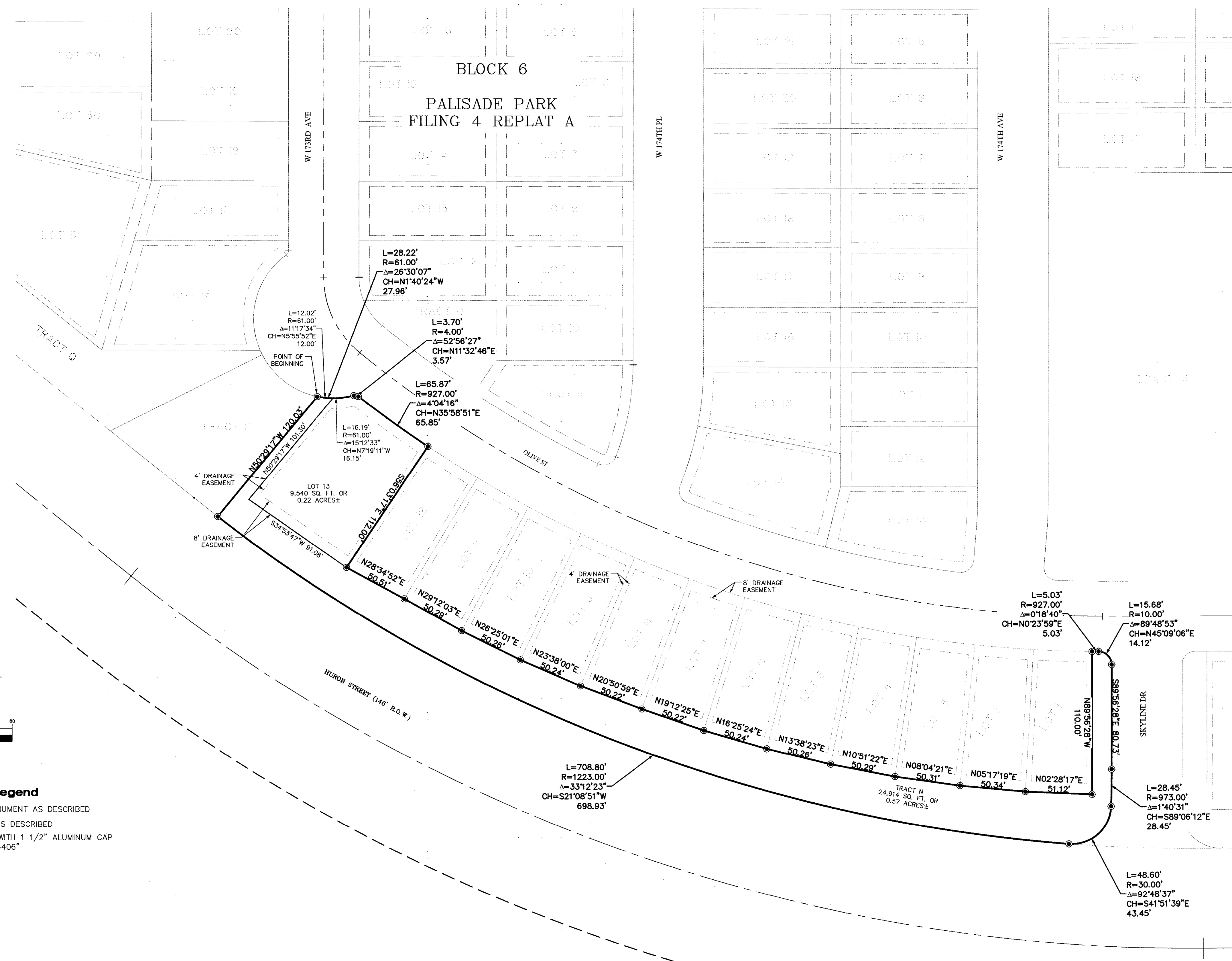
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SHEET 3 OF 3

2018002722 PL 03/16/2018 10:06 AM
Page: 3 of 3 Rec Fee \$0.80 Doc Fee \$
City and County of Broomfield

DRAINAGE EASEMENT DETAIL



- Legend**
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"

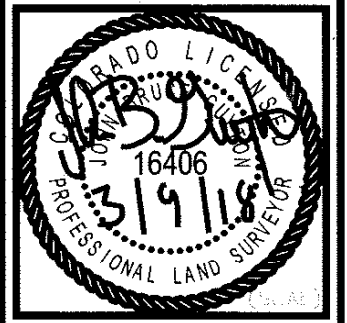
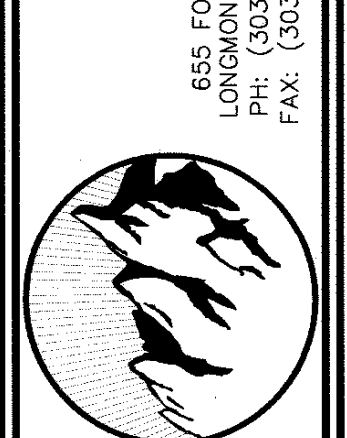
REVISION	DATE
1 - ADD LOT 30 AND SHEET 3	09/12/2017 SJR
2	
3	
4	
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7	
8	
9	

MINOR SUBDIVISION
PALISADE PARK FILING NO. 4 REPLAT C

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PH: (303) 443-0000 DENVER, CO 80205
3660 DOWNING ST
DENVER, CO 80205
PH: (303) 936-6897



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