

PALISADE PARK FILING NO. 5 REPLAT B

FINAL PLAT

A REPLAT OF LOT 1 AND TRACTS A AND C, PALISADE PARK FILING NO. 5,
 LOCATED IN 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

SHEET 1 OF 5

TOTAL AREA = 1,274,518 SQ FT, OR 29.26 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 1 AND TRACTS A AND C, PALISADE PARK FILING NO. 5, IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, RECORDED ON DATED 09/08/2017 AT RECEPTION NO. 201701117, LOCATED IN 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 32, BEING A 3/4 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 3/4 BRASS CAP IN CONCRETE, BEARS NORTH 35°07'01" EAST, A DISTANCE OF 9415.10 FEET WITH ALL BEARINGS HEREIN RELATED THERETO:

BEGINNING AT THE SOUTH 16TH CORNER OF SECTION 27; THENCE NORTH 89°39'41" EAST, A DISTANCE OF 704.11 FEET; THENCE 1044.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1431.00 FEET, AN INCLUDED ANGLE OF 41°49'07" AND SUBTENDED BY A CHORD BEARING SOUTH 21°09'59" EAST, A DISTANCE OF 1021.42 FEET; THENCE SOUTH 00°15'30" EAST, A DISTANCE OF 338.84 FEET; THENCE SOUTH 89°44'35" WEST, A DISTANCE OF 1072.41 FEET; THENCE NORTH 00°05'25" WEST, A DISTANCE OF 1292.00 FEET; TO THE POINT OF BEGINNING. EXCEPT ANY PORTION LYING WITHIN ROADS, STREETS AND THROUGHFARES, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 1,274,518 SQUARE FEET OR 29.26 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PALISADE PARK FILING NO. 5 REPLAT B; AND BY THESE PRESENTS DEDICATES TRACTS 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.

OWNERS CERTIFICATE

CALATLANTIC GROUP, INC
 9781 S. MERIDIAN BLVD STE 120
 ENGLEWOOD CO, 80112

BY: Daniel J. Nickless
 (DANIEL J. NICKLESS)

TITLE: V.P.
 (VICE PRESIDENT)

ACKNOWLEDGMENT

STATE OF Colorado
 COUNTY OF Douglas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF March A.D. 2018 BY Daniel J. Nickless FOR

CALATLANTIC GROUP, INC

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES July 10, 2018



Jennifer S. Matich
 NOTARY PUBLIC (SEAL)

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 12th DAY OF February, 2018.
Susan Barkman
 CHAIRMAN

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 20th DAY OF March, 2018.
James J. Hill
 MAYOR

ATTORNEY'S STATEMENT

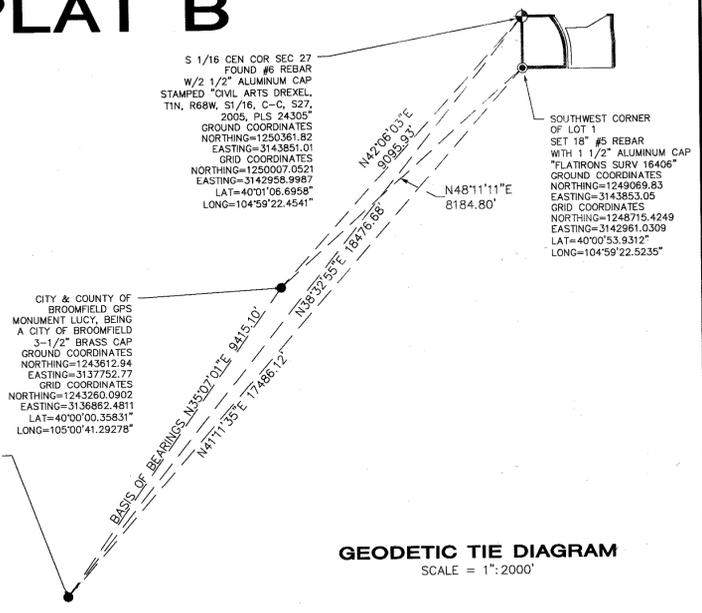
I, Rebecca W. Dow, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT BASED UPON THE PRO FORMA TITLE POLICY REFERENCED UNDER NO. 1 OF THE NOTES ON THIS PLAT AND MY ACTUAL KNOWLEDGE, THE PERSON(S) THAT DEDICATED THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY 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, 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.

VICINITY MAP NOT TO SCALE



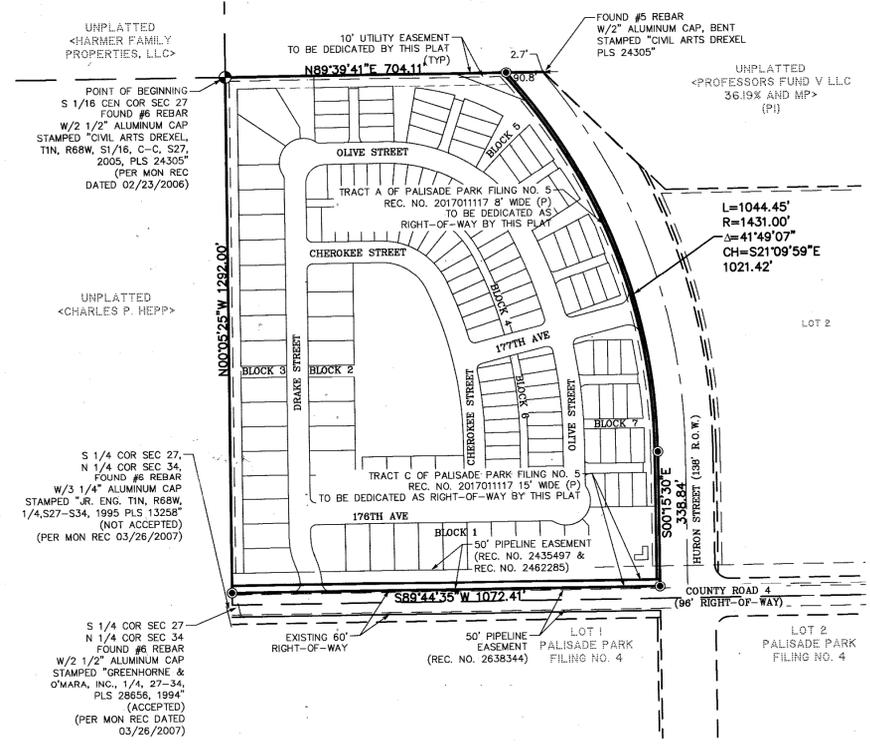
NOTES

- 1) FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER PRO-FORMA-CO-FSTG-IMP-27306-1-18-F0530822, DATED JUNE 13, 2016, 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.
- 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 3/4 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 3/4 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 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 2-1, 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 = 0.999716257
- 8) ALL MEASUREMENTS ARE IN 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(0), B.M.C.
- 10) ACCORDING TO CALATLANTIC HOMES, THERE ARE NO PLUGGED AND ABANDONED OIL AND GAS WELLS OR PRODUCTION SITES OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES ON ADJUTING PROPERTIES, AS STATED IN A LETTER PROVIDED BY CALATLANTIC HOMES, DATED NOVEMBER 30, 2017.
- 11) BLANKET ACCESS EASEMENTS OVER ALL HOA OWNED TRACTS DEDICATED BY THIS PLAT.
- 12) 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.



CITY & COUNTY OF BROOMFIELD GPS MONUMENT NO. 32, BEING A CITY OF BROOMFIELD 3-1/2" BRASS CAP GROUND COORDINATES
 NORTHING=1243612.94
 EASTING=3137752.77
 GRID COORDINATES
 NORTHING=1243260.0902
 EASTING=3136862.4811
 LAT=40°00'00.35831"
 LONG=105°00'51.29278"

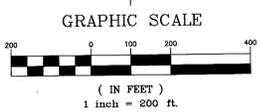
GEODETIC TIE DIAGRAM
 SCALE = 1"=200'



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

TRACT & LOT SUMMARY TABLE					
DESCRIPTION	AREA (AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	PLD OBLIGATION CREDIT (%)	PUBLIC LAND DEDICATION (AC)
RIGHT-OF-WAY	5.55	CCOB	CCOB	-	-
150 RESIDENTIAL LOTS	14.97	PRIVATE	PRIVATE	-	-
TRACT A (FILING 5)	0.25	CCOB	CCOB	-	-
TRACT C (FILING 5)	0.44	CCOB	CCOB	-	-
TRACT A	0.08	HOA	HOA	-	-
TRACT B	0.08	HOA	HOA	-	-
TRACT C	0.08	HOA	HOA	-	-
TRACT D	0.08	HOA	HOA	-	-
TRACT E	0.08	HOA	HOA	-	-
TRACT F	0.08	HOA	HOA	-	-
TRACT G	0.17	HOA	HOA	-	-
TRACT H	0.32	HOA	HOA	-	-
TRACT I	0.04	HOA	HOA	-	-
TRACT J	0.02	HOA	HOA	-	-
TRACT K	1.37	CCOB	CCOB	50%	0.69
TRACT L	1.30	HOA	HOA	-	-
TRACT M	0.10	HOA	HOA	-	-
TRACT N	0.41	HOA	HOA	-	-
TRACT O	0.58	CCOB	CCOB	50%	0.29
TRACT P	2.70	CCOB	CCOB	100%	2.70
TRACT Q	0.63	HOA	HOA	-	-

*TRACTS A AND C OF FILING 5 ARE BEING DEDICATED AS ADDITIONAL R.O.W. FOR CR4 AND HURON ST.
 **HOMEOWNER IS RESPONSIBLE FOR SIDEWALK AND LANDSCAPING MAINTENANCE WITHIN THE R.O.W.
 ***BLANKET ACCESS EASEMENTS OVER ALL HOA OWNED TRACTS DEDICATED BY THIS PLAT.



DATE	REVISION

FINAL PLAT
 PALISADE PARK FILING NO. 5 REPLAT B
 A REPLAT OF LOT 1 AND TRACTS A AND C,
 PALISADE PARK FILING NO. 5

Flatirons, Inc.
 Surveying, Engineering & Geomatics
 www.FlatironsInc.com
 3825 IRIS AVE. STE 395
 BOULDER, CO 80501
 PH: (303) 443-7001 DENVER, CO 80205
 PH: (303) 776-1733
 PH: (303) 776-4355 FAX: (303) 443-9830
 PH: (303) 536-6997



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 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

JOB NUMBER:
 17-70395
 DATE:
 03-09-2018
 DRAWN BY:
 S. SILVA
 CHECKED BY:
 BOL/JZG/WW
 SHEET 1 OF 5

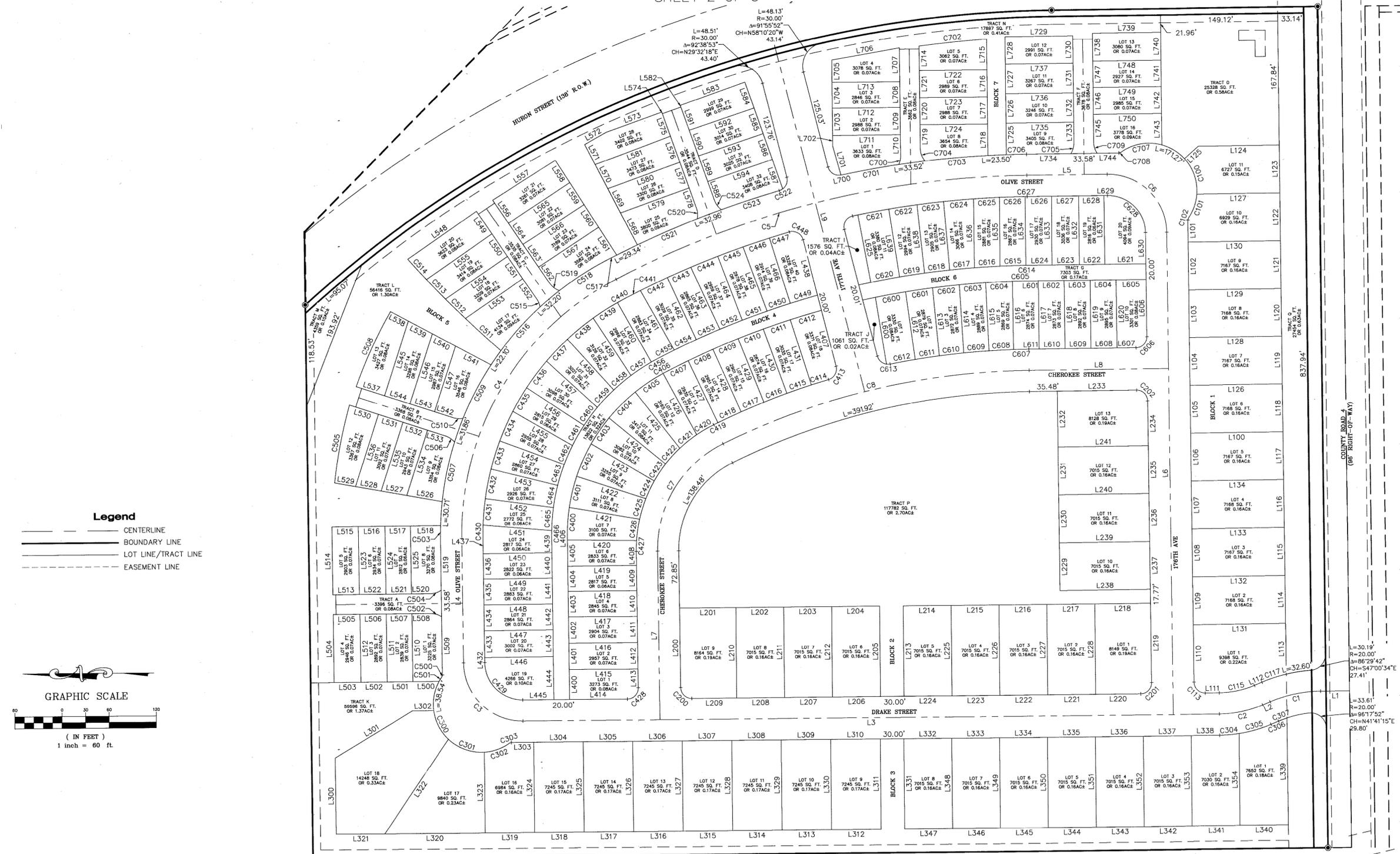
PALISADE PARK FILING NO. 5 REPLAT B

FINAL PLAT

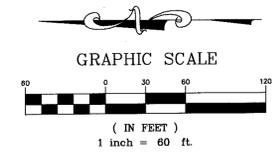
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 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LOT CONFIGURATION DETAIL

SHEET 2 OF 5



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



DATE	
REVISION	
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FINAL PLAT
 PALISADE PARK FILING NO. 5 REPLAT B
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JOB NUMBER:
 17-70395
 DATE:
 03-09-2018
 DRAWN BY:
 S. SILVA
 CHECKED BY:
 BOL/JZG/WW

SHEET 2 OF 5

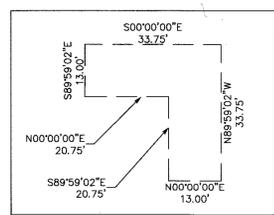
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FINAL PLAT

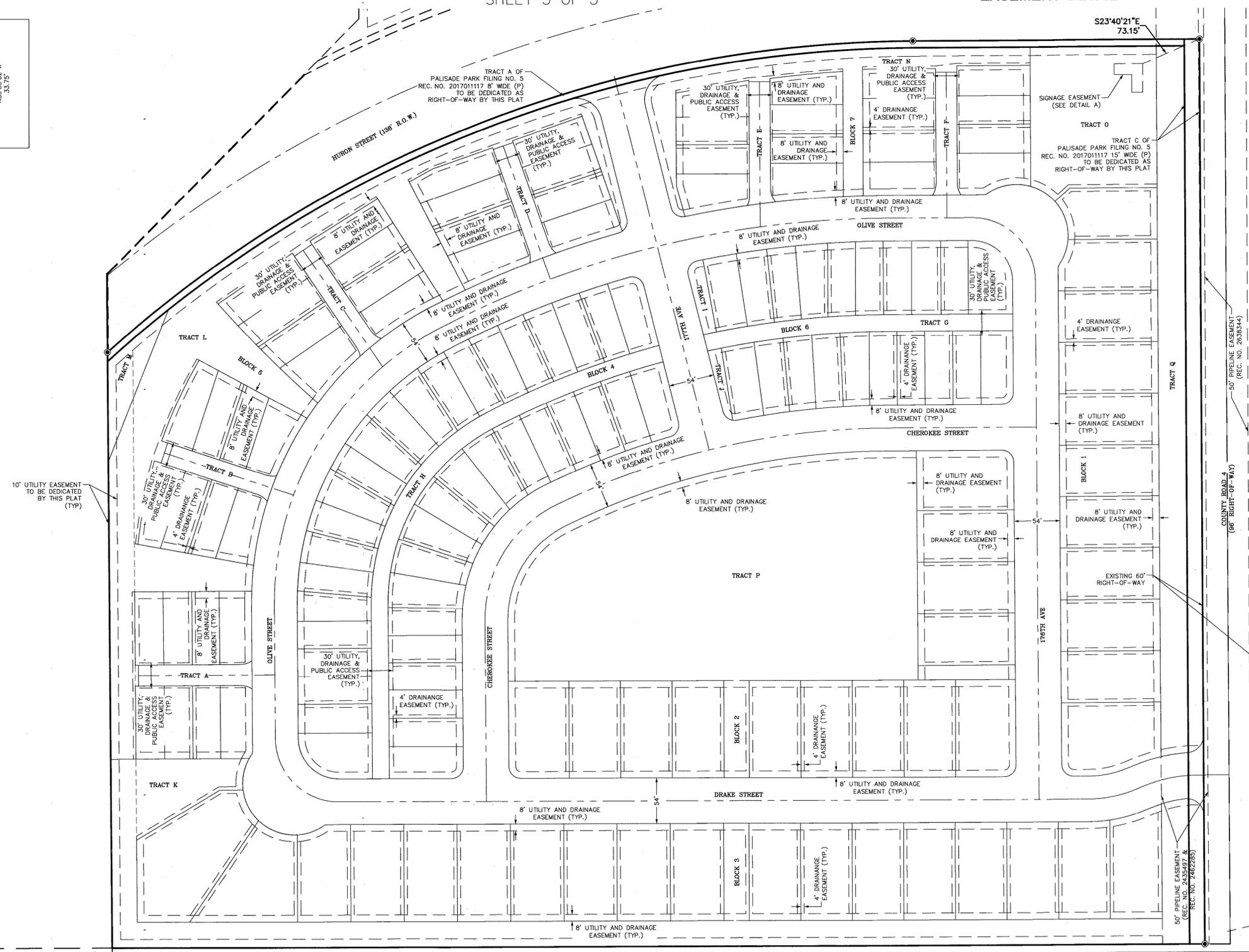
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SHEET 3 OF 5

EASEMENT DETAIL

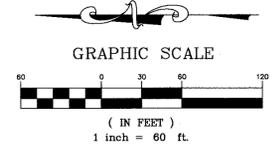


DETAIL A
 (SCALE 1"=20')



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

NOTES
 1) SEE NOTE 11 ON SHEET 1 OF 5 FOR BLANKET EASEMENTS.



REVISION	DATE
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FINAL PLAT
 PALISADE PARK FILING NO. 5 REPLAT B
 A REPLAT OF LOT 1 AND TRACTS A AND C,
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 DRAWN BY:
 S. SILVA
 CHECKED BY:
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 SHEET 3 OF 5

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A REPLAT OF LOT 1 AND TRACTS A AND C, PALISADE PARK FILING NO. 5,
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
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 SHEET 4 OF 5

STREET CENTERLINES

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	36.74	N00°15'35"W	L5	102.27	S00°15'30"E
L2	10.36	N22°30'33"W	L7	214.73	N89°39'41"E
L3	886.53	N00°05'25"W	L8	177.45	S00°15'30"E
L4	158.26	N89°39'41"E	L9	455.95	S75°51'44"W

BLOCK 1

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L100	117.50	N00°19'07"W	L118	61.00	N89°40'53"E
L101	28.36	S89°40'53"W	L119	61.00	N89°40'53"E
L102	61.00	S89°40'53"W	L120	61.00	N89°40'53"E
L103	61.00	S89°40'53"W	L121	61.00	N89°40'53"E
L104	61.00	S89°40'53"W	L122	61.00	N89°40'53"E
L105	61.00	S89°40'53"W	L123	61.00	N89°40'53"E
L106	61.00	S89°40'53"W	L124	103.08	N00°19'07"W
L107	61.00	S89°40'53"W	L125	23.51	N41°45'14"W
L108	61.00	S89°40'53"W	L126	117.50	N00°19'07"W
L109	61.00	S89°40'53"W	L127	105.65	N00°19'07"W
L110	73.01	S89°40'53"W	L128	117.50	N00°19'07"W
L111	17.82	S00°05'25"E	L129	117.50	N00°19'07"W
L112	10.36	S22°30'33"E	L130	117.50	N00°19'07"W
L113	64.65	N89°40'53"E	L131	117.50	N00°19'07"W
L114	61.00	N89°40'53"E	L132	117.50	N00°19'07"W
L115	61.00	N89°40'53"E	L133	117.50	N00°19'07"W
L116	61.00	N89°40'53"E	L134	117.50	N00°19'07"W
L117	61.00	N89°40'53"E			

BLOCK 2

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L200	101.06	N89°39'41"E	L221	61.00	N00°05'25"W
L201	71.60	S00°05'25"E	L222	61.00	N00°05'25"W
L202	61.00	S00°05'25"E	L223	61.00	N00°05'25"W
L203	61.00	S00°05'25"E	L224	61.00	N00°05'25"W
L204	61.00	S00°05'25"E	L225	115.00	N89°54'35"E
L205	115.00	S89°54'35"W	L226	115.00	N89°54'35"E
L206	61.00	N00°05'25"W	L227	115.00	N89°54'35"E
L207	61.00	N00°05'25"W	L228	115.00	N89°54'35"E
L208	61.00	N00°05'25"W	L229	61.00	N89°40'53"E
L209	67.16	N00°05'25"W	L230	61.00	N89°40'53"E
L210	115.00	N89°54'35"E	L231	61.00	N89°39'41"E
L211	115.00	N89°54'35"E	L232	71.11	N89°40'53"E
L212	115.00	N89°54'35"E	L233	101.01	S00°15'30"E
L213	115.00	N89°54'35"E	L234	57.00	S89°40'53"W
L214	61.00	S00°05'25"E	L235	61.00	S89°40'53"W
L215	61.00	S00°05'25"E	L236	61.00	S89°40'53"W
L216	61.00	S00°05'25"E	L237	61.00	S89°40'53"W
L217	61.00	S00°05'25"E	L238	115.00	N00°19'07"W
L218	71.00	S00°05'25"E	L239	115.00	S00°19'07"E
L219	100.94	S89°40'53"W	L240	115.00	S00°19'07"E
L220	57.40	N00°05'25"W	L241	115.00	S00°19'07"E

BLOCK 3

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L300	97.05	N89°39'41"E	L328	115.00	N89°54'35"E
L301	115.00	S30°57'53"E	L329	115.00	N89°54'35"E
L302	27.34	S00°21'34"E	L330	115.00	N89°54'35"E
L303	28.58	S00°05'23"E	L331	115.00	N89°54'35"E
L304	63.00	S00°05'23"E	L332	61.00	S00°05'26"E
L305	63.00	S00°05'23"E	L333	61.00	S00°05'26"E
L306	63.00	S00°05'23"E	L334	61.00	S00°05'26"E
L307	63.00	S00°05'23"E	L335	61.00	S00°05'26"E
L308	63.00	S00°05'23"E	L336	61.00	S00°05'26"E
L309	63.00	S00°05'23"E	L337	61.00	S00°05'26"E
L310	63.00	S00°05'23"E	L338	36.03	S00°05'26"E
L311	115.00	S89°40'53"W	L339	135.88	S89°40'53"W
L312	63.00	N00°05'25"W	L340	61.44	N00°05'25"W
L313	63.00	N00°05'25"W	L341	61.00	N00°05'25"W
L314	63.00	N00°05'25"W	L342	61.00	N00°05'25"W
L315	63.00	N00°05'25"W	L343	61.00	N00°05'25"W
L316	63.00	N00°05'25"W	L344	61.00	N00°05'25"W
L317	63.00	N00°05'25"W	L345	61.00	N00°05'25"W
L318	63.00	N00°05'25"W	L346	61.00	N00°05'25"W
L319	63.00	N00°05'25"W	L347	61.00	N89°39'41"E
L320	127.69	N00°05'25"W	L348	115.00	N89°54'35"E
L321	61.87	N00°05'25"W	L349	115.00	N89°54'35"E
L322	145.24	N55°43'04"W	L350	115.00	N89°54'35"E
L323	102.95	N89°54'35"E	L351	115.00	N89°54'35"E
L324	115.00	N89°54'35"E	L352	115.00	N89°54'35"E
L325	115.00	N89°54'35"E	L353	115.00	N89°54'35"E
L326	115.00	N89°54'35"E	L354	116.82	N89°54'35"E
L327	115.00	N89°54'35"E			

BLOCK 4

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L400	37.97	S89°39'41"W	L434	32.69	S89°39'41"W
L401	33.53	S89°39'41"W	L435	32.99	S89°39'41"W
L402	33.45	S89°39'41"W	L436	32.23	S89°39'41"W
L403	32.25	S89°39'41"W	L437	19.70	S89°39'41"W
L404	32.14	S89°39'41"W	L438	73.18	N75°51'44"E
L405	33.32	S89°39'41"W	L439	19.93	N89°39'41"E
L406	4.17	S89°39'41"W	L440	32.27	N89°39'41"E
L407	73.91	N75°51'44"E	L441	32.91	N89°39'41"E
L408	17.78	N89°39'41"E	L442	32.77	N89°39'41"E
L409	32.26	N89°39'41"E	L443	34.32	N89°39'41"E
L410	32.76	N89°39'41"E	L444	54.53	N89°39'41"E
L411	32.94	N89°39'41"E	L445	39.71	S00°05'25"E
L412	34.05	N89°39'41"E	L446	87.50	S00°20'19"E
L413	23.77	N89°39'41"E	L447	87.50	N00°21'34"W
L414	73.44	S00°05'25"E	L448	87.50	N00°24'30"W
L415	87.50	N00°00'00"E	L449	87.50	N00°21'34"W
L416	87.50	S00°20'19"E	L450	87.50	S00°23'17"E
L417	87.50	N00°00'11"W	L451	87.61	N05°01'45"E
L418	87.50	S00°20'19"E	L452	87.46	N07°53'18"E
L419	87.50	N00°24'55"W	L453	87.44	N14°15'08"E
L420	88.04	N00°51'28"E	L454	87.42	N20°39'44"E
L421	90.71	N09°46'33"E	L455	87.52	N30°17'18"E
L422	92.44	N18°11'02"E	L456	87.41	N33°39'35"E
L423	93.09	N30°48'30"E	L457	87.49	N42°48'38"E
L424	92.77	S39°31'32"W	L458	87.45	S48°01'26"W
L425	91.40	N51°59'30"E	L459	87.59	S57°09'29"W
L426	88.95	S61°45'31"W	L460	87.49	N60°57'26"E
L427	87.50	S64°51'30"W	L461	87.62	S60°56'45"W
L428	87.50	N66°10'22"E	L462	87.50	N65°35'43"E
L429	87.50	N68°24'46"E	L463	87.56	N65°24'31"E
L430	87.50	N70°17'18"E	L464	87.50	N69°31'13"E
L431	87.50	S72°32'48"W	L465	87.52	N69°51'48"E
L432	6.36	S89°39'41"W	L466	87.50	N72°36'59"E
L433	34.29	S89°39'41"W			

BLOCK 5

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L500	33.30	N00°20'19"W	L548	106.54	N34°33'58"W
L501	32.84	N00°20'19"W	L549	34.82	N55°54'38"E
L502	33.42	N00°20'19"W	L550	34.76	N55°54'38"E
L503	34.07	N00°20'19"W	L551	34.49	N55°54'38"E
L504	86.50	N89°39'41"E	L552	32.04	N55°54'38"E
L505	34.05	S00°20'19"E	L553	89.01	N34°31'42"W
L506	33.43	S00°20'19"E	L554	95.85	S34°16'43"E
L507	32.81	S00°20'19"E	L555	101.64	N34°31'42"W
L508	23.71	S00°20'19"E	L556	35.60	S55°54'38"W
L509	74.17	S89°39'41"W	L557	94.58	N31°57'58"W
L510	86.50	N89°38'26"E	L558	33.73	N57°27'10"E
L511	86.50	N89°39'41"E	L559	33.48	N57°27'10"E
L512	86.50	N89°39'41"E	L560	34.16	N57°27'10"E
L513	33.71	S00°20'19"E	L561	42.16	N57°27'10"E
L514	86.50	S89°39'41"W	L562	25.12	S55°54'38"W
L515	33.42	S00°20'19"W	L563	34.98	S55°54'38"W
L516	34.07	N00°20'19"W	L564	32.66	S55°54'38"W
L517	32.37	N00°20'19"W	L565	93.62	S33°05'53"E
L518	38.49	N00°20'19"W	L566	92.74	N32°35'24"W
L519	65.60	N89°39'41"E	L567	91.80	S33°05'53"E
L520	23.86	S00°20'19"E	L568	45.99	S62°38'39"W
L521	32.65	S00°20'19"E	L569	34.77	S62°38'39"W
L522	33.78	S00°20'19"E	L570	34.54	S62°38'39"W
L523	86.50	S89°28'13"W	L571	28.76	S62°38'39"W
L524	86.50	N89°39'41"E	L572	32.02	N29°20'48"W
L525	86.50	S89°28'27"W	L573	74.88	N19°28'51"W
L526	45.70	N10°08'40"E	L574	2.22	N70°24'02"E
L527	33.20	N10°08'40"E	L575	30.37	N70°33'29"E
L528	33.10	N10°08'40"E	L576	35.15	N70°33'29"E
L529	26.90	N10°08'40"E	L577	34.78	N70°33'29"E
L530	38.69	S18°07'13"W	L578	27.20	N70°33'29"E
L531	32.86	S18°07'13"W	L579	92.92	S19°32'55"E
L532	32.81	S18°07'13"W	L580	97.71	S19°44'49"E
L533	23.94	S18°07'13"W	L581	102.47	S20°15'13"E
L534	87.31	N71°55'29"W	L582	2.24	S70°24'06"W
L535	91.92	S71°52'39"E	L583	87.33	N19°28'51"W
L536	96.51	N71°55'29"W	L584	35.16	N70°50'30"E
L537	37.96	N18°07'13"E	L585		

PALISADE PARK FILING NO. 5 REPLAT B

FINAL PLAT

A REPLAT OF LOT 1 AND TRACTS A AND C, PALISADE PARK FILING NO. 5,
 LOCATED IN 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
 SHEET 5 OF 5

STREET CENTERLINES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	66.02	170.00	22°14'58"	N11°23'04"W	65.60
C2	56.74	145.00	22°25'08"	N11°17'59"W	56.38
C3	117.48	75.00	89°45'05"	N44°47'08"E	105.84
C4	405.09	368.00	63°04'12"	S58°48'13"E	384.94
C5	544.02	1154.00	27°00'37"	S13°45'49"E	539.00
C6	117.73	75.00	89°56'23"	S44°42'41"W	106.01
C7	168.87	150.00	64°30'16"	S58°05'11"E	160.09
C8	403.97	905.00	25°34'33"	S13°02'47"E	400.63

BLOCK 1

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C100	49.20	61.00	46°12'32"	S71°21'02"W	47.87
C101	32.68	61.00	30°41'37"	N70°11'54"W	32.29
C102	2.48	4.00	35°28'02"	N72°35'05"W	2.44
C113	21.94	14.00	89°46'18"	S44°47'44"W	19.76
C115	46.17	118.00	22°25'08"	S11°17'59"E	45.88
C117	32.64	197.00	9°29'38"	S17°45'44"E	32.61

BLOCK 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C200	21.93	14.00	89°45'07"	N44°47'09"E	19.76
C201	22.05	14.00	90°13'42"	N45°12'16"W	19.84
C202	21.98	14.00	89°56'23"	S44°42'41"W	19.79

BLOCK 3

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C300	41.43	61.00	38°54'52"	S63°14'20"W	40.64
C301	50.13	61.00	47°05'11"	S20°14'18"W	48.73
C302	34.48	61.00	32°23'04"	S19°29'50"E	34.02
C303	2.49	4.00	35°35'57"	S17°53'23"E	2.45
C304	25.06	172.01	8°20'54"	S04°15'53"E	25.04
C305	42.24	172.01	14°04'11"	S15°28'26"E	42.13
C306	10.36	646966.16	0°00'03"	S22°30'33"E	10.36
C307	11.39	142.97	4°33'59"	S20°13'35"E	11.39

BLOCK 4

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C400	37.46	233.00	9°12'44"	N85°43'57"W	37.42
C401	40.67	233.00	10°00'05"	N76°07'33"W	40.62
C402	45.29	233.00	11°08'10"	N65°33'26"W	45.22
C403	40.21	233.00	9°53'16"	N55°02'42"W	40.16
C404	47.04	233.00	11°34'06"	N44°19'01"W	46.96
C405	42.77	233.00	10°30'59"	N33°16'29"W	42.71
C406	2.95	233.00	0°43'31"	N27°39'14"W	2.95
C407	32.83	1019.50	1°50'41"	N26°22'07"W	32.82
C408	34.73	1019.50	1°57'06"	N24°28'14"W	34.72
C409	34.87	1019.50	1°57'35"	N22°30'54"W	34.87
C410	34.27	1019.50	1°55'34"	N20°34'19"W	34.27
C411	36.41	1019.50	2°02'46"	N18°35'09"W	36.41
C412	41.50	1019.50	2°19'57"	N16°23'47"W	41.50
C413	21.50	14.00	87°58'28"	S60°09'02"E	19.45
C414	22.93	932.00	1°24'34"	S16°52'05"E	22.93
C415	32.96	932.00	2°01'34"	S18°35'10"E	32.96
C416	31.41	932.00	1°55'52"	S20°33'53"E	31.41
C417	31.45	932.00	1°56'00"	S22°29'48"E	31.45
C418	32.72	932.00	2°00'41"	S24°28'09"E	32.72
C419	5.84	932.00	0°21'33"	S25°39'16"E	5.84
C420	25.22	177.00	8°09'50"	S29°54'58"E	25.20
C421	27.50	177.00	8°54'06"	S38°26'56"E	27.47
C422	27.03	177.00	8°45'03"	S47°16'30"E	27.01
C423	26.06	177.00	8°26'11"	S55°52'07"E	26.04
C424	24.84	177.00	8°02'31"	S64°06'28"E	24.82
C425	27.27	177.00	8°49'40"	S72°32'34"E	27.24
C426	27.74	177.00	8°58'47"	S81°26'47"E	27.71
C427	13.60	177.00	4°24'09"	S88°08'15"E	13.60
C428	22.05	14.00	90°14'55"	S45°12'52"E	19.84
C429	75.19	48.00	89°45'05"	S44°47'08"W	67.73
C430	16.63	341.00	2°47'37"	N88°56'31"W	16.63
C431	33.87	341.00	5°41'29"	N84°41'58"W	33.86
C432	38.32	341.00	6°26'17"	N78°38'05"W	38.30
C433	37.61	341.00	6°19'07"	N72°15'22"W	37.59
C434	41.15	341.00	6°54'48"	N65°38'25"W	41.12
C435	34.77	341.00	5°50'31"	N59°15'45"W	34.75
C436	42.42	341.00	7°07'41"	N52°46'39"W	42.40
C437	38.53	341.00	6°28'25"	N45°58'35"W	38.51
C438	42.72	341.00	7°10'40"	N39°09'03"W	42.69
C439	36.80	341.00	6°11'00"	N32°28'13"W	36.78
C440	12.56	341.00	2°06'35"	N28°19'25"W	12.56
C441	20.39	1127.00	1°02'11"	N26°45'02"W	20.38
C442	38.17	1127.00	1°56'27"	N25°15'43"W	38.17
C443	32.60	1127.00	1°39'26"	N23°27'47"W	32.60
C444	36.96	1127.00	1°52'45"	N21°41'41"W	36.96
C445	34.30	1127.00	1°44'37"	N19°53'01"W	34.29
C446	35.41	1127.00	1°48'01"	N18°06'42"W	35.41
C447	26.60	1127.00	1°21'08"	N16°32'08"W	26.60
C448	22.41	14.00	91°43'18"	N30°00'05"E	20.09
C449	36.06	1039.50	1°59'16"	S16°12'11"E	36.06
C450	31.20	1039.50	1°43'12"	S18°03'25"E	31.20
C451	33.77	1039.50	1°51'41"	S19°50'52"E	33.77
C452	30.68	1039.50	1°41'28"	S21°37'27"E	30.68
C453	32.89	1039.50	1°48'45"	S23°22'33"E	32.88
C454	31.07	1039.50	1°42'45"	S25°08'18"E	31.07
C455	23.52	1039.50	1°17'47"	S26°38'34"E	23.52
C456	9.44	253.00	2°08'18"	S28°21'37"E	9.44
C457	31.00	253.00	7°01'17"	S32°56'24"E	30.99
C458	28.77	253.00	6°30'57"	S39°42'32"E	28.76
C459	30.58	253.00	6°55'28"	S46°25'44"E	30.56
C460	28.46	253.00	6°26'42"	S53°06'49"E	28.44
C461	29.63	253.00	6°42'36"	S59°41'28"E	29.61
C462	26.46	253.00	5°59'29"	S66°02'30"E	26.44
C463	27.82	253.00	6°18'05"	S72°11'17"E	27.81
C464	28.60	253.00	6°28'40"	S78°34'39"E	28.59
C465	29.51	253.00	6°41'01"	S85°09'30"E	29.50
C466	8.12	253.00	1°50'19"	S89°25'10"E	8.12

BLOCK 5

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C500	2.49	4.00	35°35'57"	N72°32'21"W	2.45
C501	6.77	61.00	6°21'41"	N57°55'13"W	6.77
C502	14.86	25.00	34°03'21"	S16°41'21"W	14.64
C503	16.62	395.00	2°24'37"	S89°08'01"E	16.62
C504	14.86	25.00	34°03'21"	S17°22'00"E	14.64
C505	101.09	604.00	9°35'22"	S78°46'52"E	100.97
C506	14.07	25.00	32°14'15"	S34°14'21"W	13.88
C507	77.66	395.00	1°11'52"	N77°50'27"W	77.53
C508	105.62	602.07	10°03'06"	S65°01'54"E	105.49
C509	77.21	395.00	1°11'02"	N61°59'11"W	77.09
C510	12.34	25.00	28°16'24"	N03°59'01"E	12.21
C511	60.98	1305.74	2°40'32"	S42°40'42"W	60.97
C512	35.52	1305.74	1°33'31"	S44°47'44"W	35.52
C513	34.78	1305.74	1°31'35"	S46°20'17"W	34.78
C514	35.05	1305.74	1°32'17"	S47°52'13"W	35.05
C515	10.63	25.00	24°21'42"	N68°05'30"E	10.55
C516	75.05	395.00	10°53'10"	S47°44'14"E	74.94
C517	14.71	1181.00	0°42'49"	S26°54'43"E	14.71
C518	71.38	395.00	10°21'14"	S32°26'45"E	71.28
C519	15.75	25.00	36°06'00"	S37°51'38"W	15.49

BLOCK 6

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C600	39.04	1019.50	2°11'38"	N10°10'01"W	39.04
C601	34.74	1019.50	1°57'08"	N08°05'38"W	34.74
C602	34.24	1019.50	1°55'28"	N06°09'20"W	34.24
C603	33.71	1019.50	1°53'40"	N04°14'46"W	33.71
C604	34.38	1019.50	1°55'56"	N02°19'58"W	34.38
C605	19.72	1019.50	1°06'30"	N00°48'45"W	19.72
C606	22.01	14.00	90°03'37"	S45°17'19"E	19.81
C607	19.58	932.00	1°12'13"	S00°51'37"E	19.58
C608	31.20	932.00	1°55'04"	S02°25'16"E	31.19
C609	32.32	932.00	1°59'12"	S04°22'24"E	32.32
C610	31.41	932.00	1°55'51"	S06°19'55"E	31.40
C611	31.06	932.00	1°54'35"	S08°15'08"E	31.06
C612	32.34	932.00	1°59'18"	S10°12'04"E	32.34
C613	4.83	14.00	19°46'42"	S01°18'22"E	4.81
C614	2.53	1039.50	0°08'23"	S00°19'42"E	2.53
C615	32.97	1039.50	1°49'01"	S01°18'24"E	32.96
C616	32.73	1039.50	1°48'14"	S03°07'02"E	32.73
C617	31.65	1039.50	1°44'40"	S04°53'29"E	31.65
C618	32.26	1039.50	1°46'41"	S06°39'09"E	32.26
C619	32.14	1039.50	1°46'18"	S08°25'38"E	32.14
C620	37.22	1039.50	2°03'05"	S10°20'20"E	37.22
C621	40.03	1127.00	2°02'06"	N10°16'43"W	40.03
C622	36.28	1127.00	1°50'40"	N08°20'19"W	36.28
C623	34.15	1127.00	1°44'11"	N06°32'54"W	34.15
C624	38.43	1127.00	1°57'13"	N04°42'12"W	38.42
C625	33.11	1127.00	1°41'01"	N02°53'05"W	33.11
C626	32.57	1127.00	1°39'21"	N01°12'54"W	32.57
C627	2.53	1127.00	0°07'43"	N00°19'22"W	2.53
C628	75.35	48.00	89°56'23"	N44°42'41"E	67.85

BLOCK 7

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C700	11.20	25.00	25°40'17"	N77°27'51"W	11.11
C701	74.73	1181.00	3°37'31"	N09°59'46"W	74.71
C702	86.64	1418.00	3°30'03"	S05°33'46"E	86.63
C703	80.61	1181.00	3°54'39"	N04°36'07"W	80.59
C704	17.37	25.00	39°48'51"	N69°47'42"E	17.02
C705	14.86	25.00	34°03'12"	S73°13'45"E	14.64
C706	25.73	1181.00	1°14'53"	S00°52'57"E	25.73
C707	55.01	61.00	51°40'06"	S09°53'29"E	53.16
C708	2.48	4.00	35°28'02"	S17°59'31"E	2.44
C709	14.86	25.00	34°03'30"	S72°42'54"W	14.64

REVISION	DATE