

PALISADE PARK FILING NO. 6

FINAL PLAT

A TRACT OF LAND LOCATED IN THE SOUTHWEST 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 6

TOTAL AREA = 3,111,831 SQ FT, OR 71.44 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 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF SAID SECTION 27 TO BEAR NORTH 89°36'44" EAST, A DISTANCE OF 2650.34 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX "JR ENG LS 13258" AT THE SOUTHWEST CORNER OF SECTION 27 AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP "GREENHORNE & O'MARA, INC. PLS 28656" AT THE SOUTH 1/4 CORNER OF SECTION 27, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE ALONG THE WEST LINE OF SAID SECTION 27 NORTH 00°34'02" WEST, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID WEST LINE NORTH 89°36'44" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. THENCE NORTH 00°34'02" WEST, A DISTANCE OF 419.81 FEET; THENCE NORTH 65°47'13" EAST, A DISTANCE OF 25.66 FEET; THENCE NORTH 35°09'25" EAST, A DISTANCE OF 141.10 FEET; THENCE 68.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 148.27 FEET, AN INCLUDED ANGLE OF 26°31'05" AND SUBTENDED BY A CHORD BEARING NORTH 41°55'05" EAST, A DISTANCE OF 68.01 FEET; THENCE NORTH 46°48'13" EAST, A DISTANCE OF 152.39 FEET; THENCE NORTH 32°51'08" EAST, A DISTANCE OF 30.83 FEET; THENCE 101.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 452.73 FEET, AN INCLUDED ANGLE OF 12°50'48" AND SUBTENDED BY A CHORD BEARING NORTH 24°41'53" EAST, A DISTANCE OF 101.29 FEET; THENCE NORTH 20°55'37" EAST, A DISTANCE OF 302.60 FEET; THENCE 122.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 318.74 FEET, AN INCLUDED ANGLE OF 22°06'21" AND SUBTENDED BY A CHORD BEARING NORTH 43°35'16" EAST, A DISTANCE OF 122.21 FEET; THENCE NORTH 48°57'44" EAST, A DISTANCE OF 161.69 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG SAID NORTH LINE, NORTH 89°35'59" EAST, A DISTANCE OF 1988.17 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 27; THENCE DEPARTING SAID NORTH LINE SOUTH 00°05'25" EAST, A DISTANCE OF 1292.00 FEET; THENCE SOUTH 89°36'44" WEST, A DISTANCE OF 2620.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3,111,831 SQ. FT. OR 71.44 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PALISADE PARK FILING NO. 6; 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, TRACTS A AND C THROUGH N, 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

JPB HOLDINGS, LLC
 1529 MARKET STREET, SUITE 200
 DENVER, CO 80202

BY: (GARRETT BAUM)
 TITLE: Manager

ACKNOWLEDGEMENT

STATE OF Colorado
 COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF March, A.D. 2019 BY Shea Sanchez FOR JPB HOLDINGS, LLC

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 7/15/2020

SHEA SANCHEZ
 Notary Public - State of Colorado
 Valley Identification #00101602176
 My Commission Expires 7/15/2020

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 19 DAY OF February, 2019.

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 19 DAY OF March, 2019.

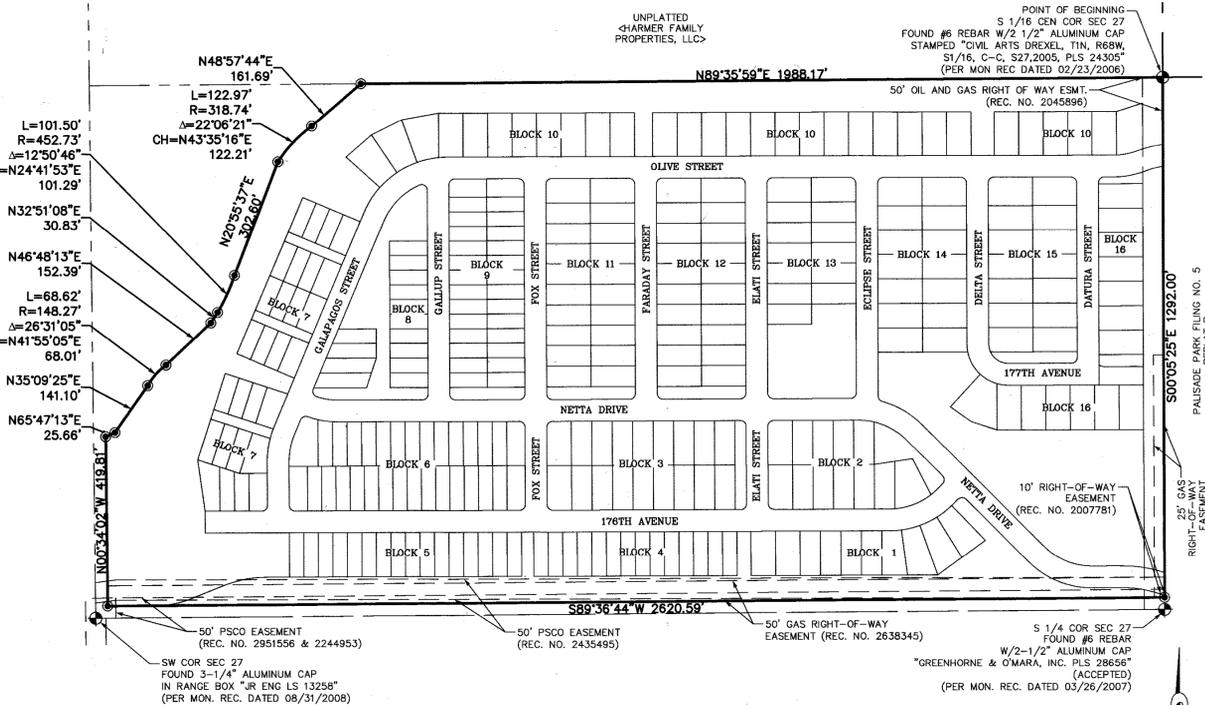
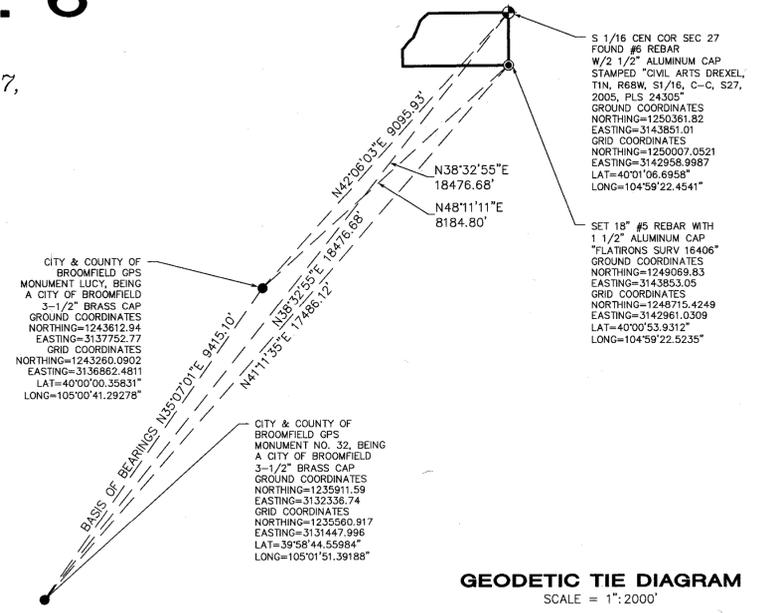
Mayor MAYOR
City Clerk CITY CLERK

VICINITY MAP NOT TO SCALE



Notes

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 5511-2759260, DATED JANUARY 17, 2018 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 ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- 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 3/8" 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 3/8" BRASS CAP IN CONCRETE, BEARS NORTH 35°07'01" EAST, A DISTANCE OF 945.10 FEET, AS SHOWN HEREON, BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- 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.
- 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.
- THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.999716267
- ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- 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(C), B.M.C.
- BLANKET ACCESS AND STORM DRAINAGE EASEMENTS OVER ALL TRACTS DEDICATED BY THIS PLAT.
- 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.
- THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE SDP OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-38-160(F).
- THERE ARE 295 LOTS AND 18 TRACTS CREATED BY THIS PLAT.



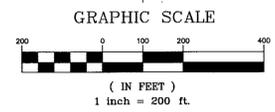
TRACT & LOT SUMMARY TABLE						
DESCRIPTION	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	PLD OBLIGATION CREDIT (%)	PUBLIC LAND DEDICATION (AC)
RIGHT-OF-WAY	614,860	14.12	CCOB	CCOB	-	-
RESIDENTIAL LOTS	1,524,395	35.00	PRIVATE	PRIVATE	-	-
TRACT A	161,277	3.70	CCOB	OWNER	50%	1.85
TRACT B	4,971	0.11	OWNER	OWNER	0%	0.00
TRACT C	3,279	0.08	CCOB	OWNER	50%	0.04
TRACT D	51,898	1.19	CCOB	CCOB	100%	1.19
TRACT E	433,945	9.96	CCOB	CCOB	100%	9.96
TRACT F	5,706	0.13	CCOB	OWNER	50%	0.07
TRACT G	166,054	3.81	CCOB	CCOB	100%	3.81
TRACT H	11,061	0.25	CCOB	OWNER	50%	0.13
TRACT I	45,810	1.05	CCOB	CCOB	100%	1.05
TRACT J	6,771	0.16	CCOB	OWNER	50%	0.08
TRACT K	6,010	0.14	CCOB	OWNER	50%	0.07
TRACT L	6,771	0.16	CCOB	OWNER	50%	0.08
TRACT M	5,544	0.13	CCOB	OWNER	50%	0.06
TRACT N	44,465	1.02	CCOB	OWNER	50%	0.51
TRACT O	7,515	0.17	OWNER	OWNER	0%	0.00
TRACT P	3,863	0.09	OWNER	OWNER	0%	0.00
TRACT Q	3,863	0.09	OWNER	OWNER	0%	0.00
TRACT R	3,860	0.09	OWNER	OWNER	0%	0.00

*HOMEOWNER IS RESPONSIBLE FOR SIDEWALK, CURB, GUTTER AND LANDSCAPING MAINTENANCE WITHIN THE R.O.W.
 **BLANKET ACCESS AND STORM DRAINAGE EASEMENTS OVER ALL TRACTS DEDICATED BY THIS PLAT.

ATTORNEYS STATEMENT

I, Michael A. ... AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT BASED SOLELY UPON THE TITLE COMMITMENT REFERENCED UNDER NO. 1 OF THE NOTES ON THIS PLAT, THE OWNER THAT DEDICATED ON THIS PLAT THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHT-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD, AS OF THE RECORDING OF THIS PLAT WILL OWN THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS, EASEMENTS OR OTHER POSSESSORY INTERESTS, EXCEPT FOR THOSE LIENS, EASEMENTS OR OTHER POSSESSORY INTERESTS SHOWN ON THIS PLAT OR OTHERWISE IDENTIFIED IN THE TITLE COMMITMENT REFERENCED UNDER NO. 1 ABOVE, AND THAT THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

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



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

DATE: _____
 REVISION: _____

FINAL PLAT
 PALISADE PARK FILING NO. 6

Flatirons, Inc.
 Surveying, Engineering & Geomatics
 www.flatironsinc.com
 4501 LOGAN ST.
 SUITE 395
 BOULDER, CO 80301
 PH: (303) 443-7001
 PH: (303) 443-7001
 PH: (303) 443-7001
 PH: (303) 443-7001
 FAX: (303) 923-3180

JOB NUMBER:
 18-71,618
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 03-19-2019
 DRAWN BY:
 S. SILVA
 CHECKED BY:
 BOL/JZG

SHEET 1 OF 6

PALISADE PARK FILING NO. 6

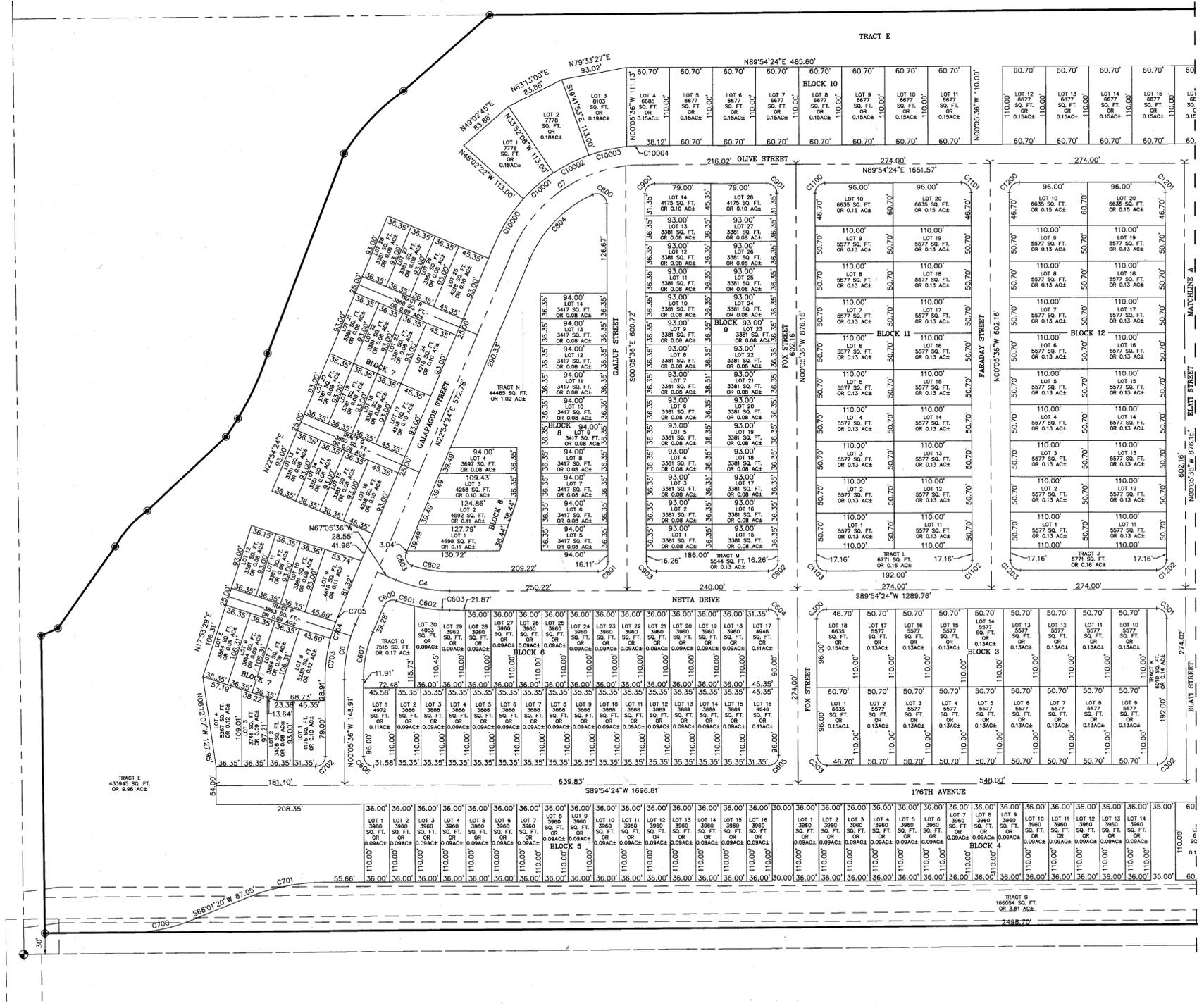
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 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 6

LOT CONFIGURATION DETAIL

UNPLATTED
 HARMER FAMILY
 PROPERTIES, LLC

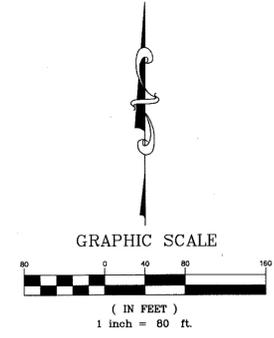


Legend

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

NOTES

1) SEE NOTE 10 ON SHEET 1 OF 6 FOR BLANKET EASEMENTS.



REVISION	DATE
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FINAL PLAT
 PALISADE PARK FILING NO. 6

Flatiron, Inc.
 Surveying, Engineering & Geomatics
 www.FlatironInc.com
 655 FOURTH AVE
 LONGMONT, CO 80501
 PH: (303) 778-4355
 FAX: (303) 778-4355

4501 LOGAN ST.
 DENVER, CO 80216
 PH: (303) 443-9830
 FAX: (303) 923-3180

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 SHEET 2 OF 6

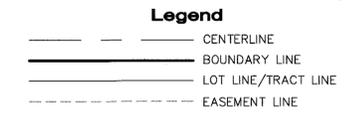
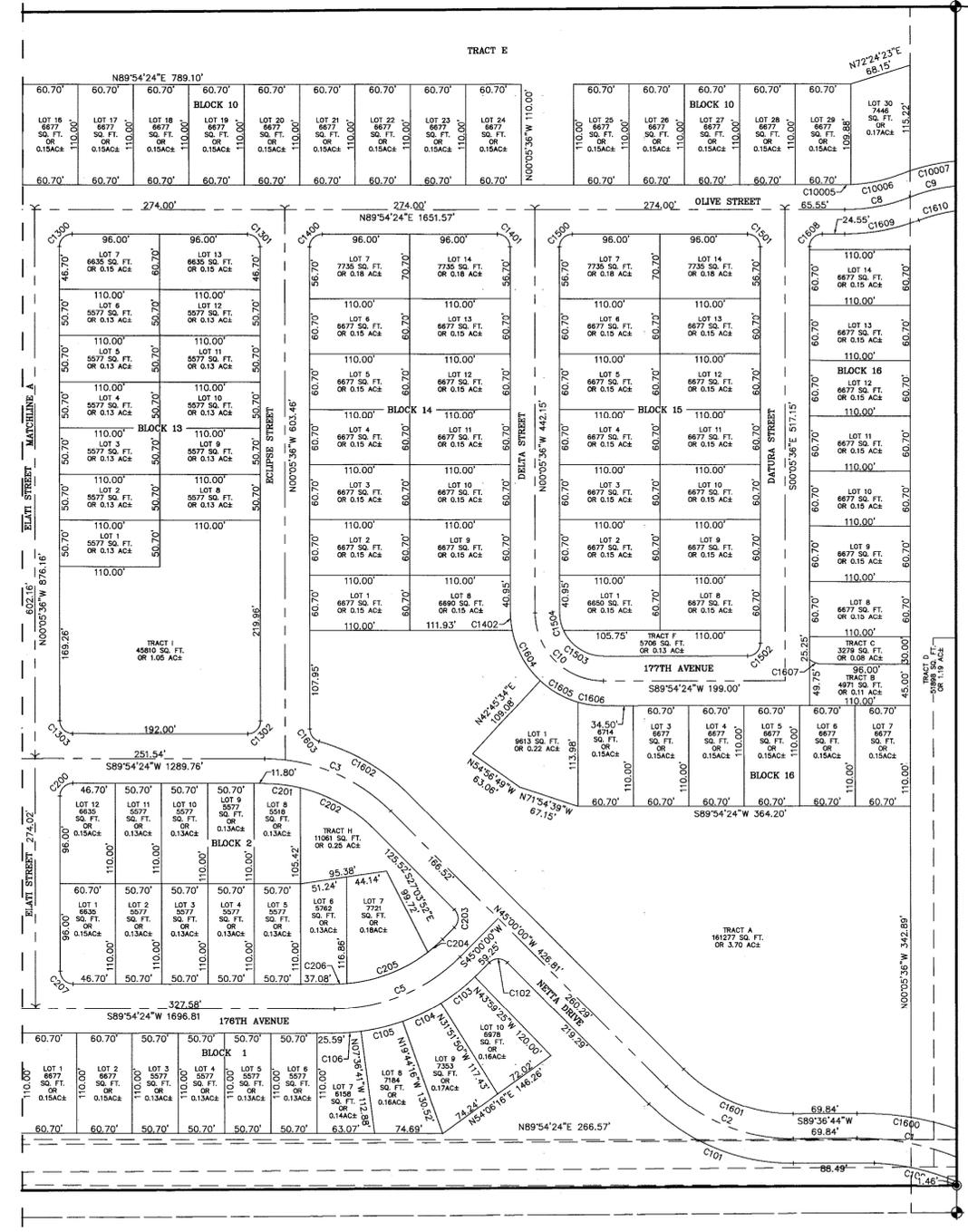
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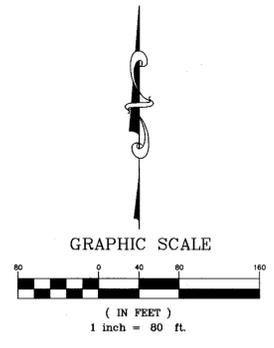
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SHEET 3 OF 6

LOT CONFIGURATION DETAIL



NOTES
 1) SEE NOTE 10 ON SHEET 1 OF 6 FOR BLANKET EASEMENTS.



REVISION	DATE

FINAL PLAT
 PALISADE PARK FILING NO. 6

Flatrons, Inc.
 Surveying, Engineering & Geomatics
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 655 FOURTH AVE. STE 395 4501 LOGAN ST.
 LONGMONT, CO 80501 BOULDER, CO 80301 DENVER, CO 80216
 PH: (303) 778-1733 PH: (303) 443-7001 PH: (303) 936-6997
 FAX: (303) 778-4355 FAX: (303) 443-8600 FAX: (303) 923-3180



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 CHECKED BY:
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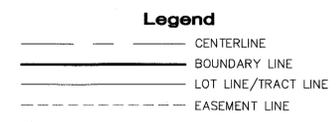
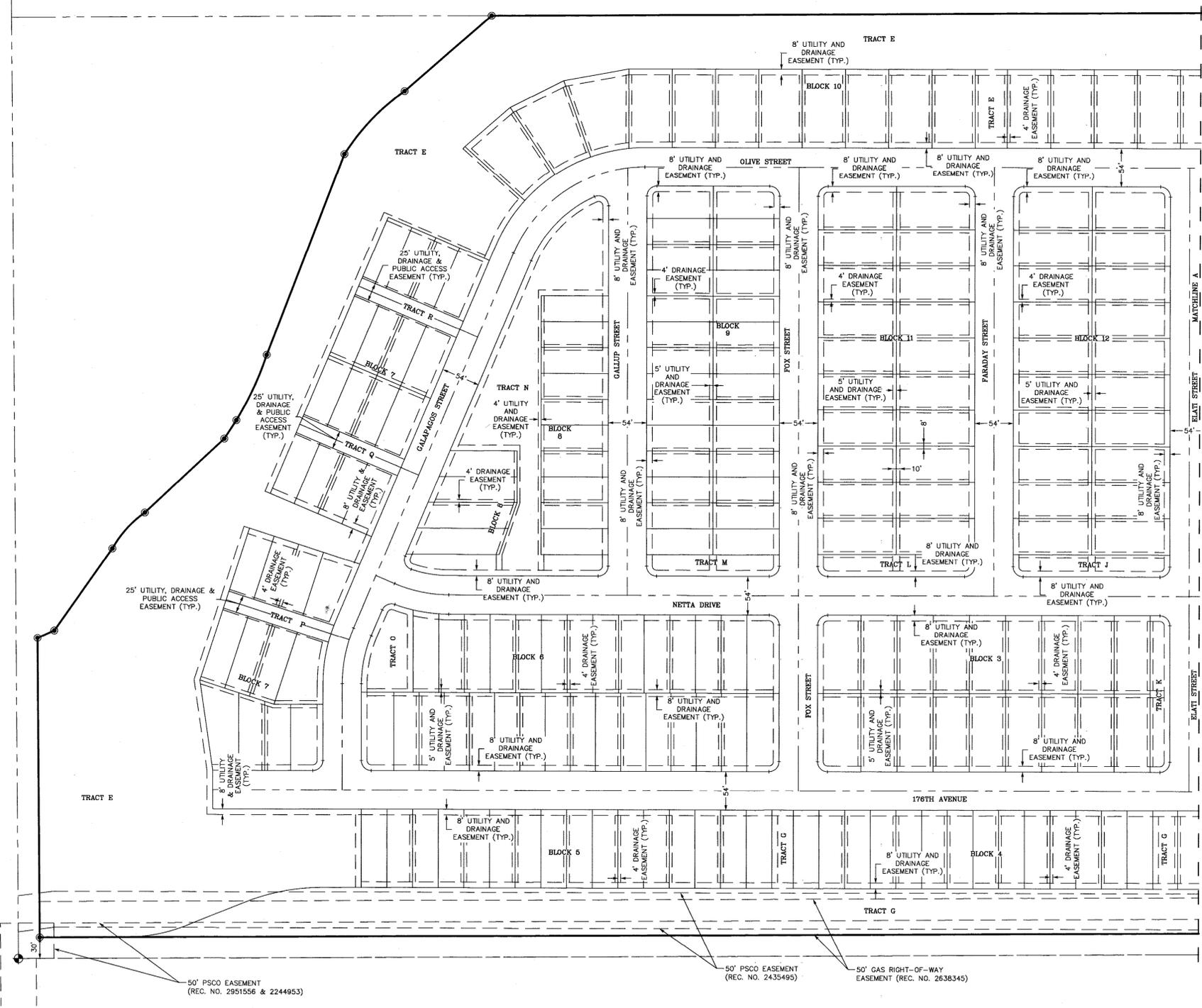
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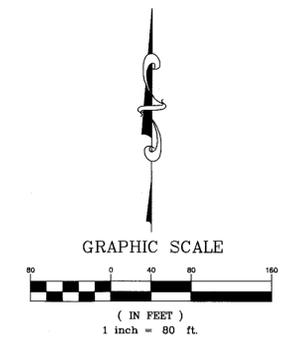
SHEET 4 OF 6

EASEMENT DETAIL

UNPLATTED
 CHARMER FAMILY
 PROPERTIES, LLC



NOTES
 1) SEE NOTE 10 ON SHEET 1 OF 6 FOR BLANKET EASEMENTS.



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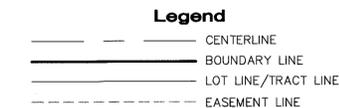
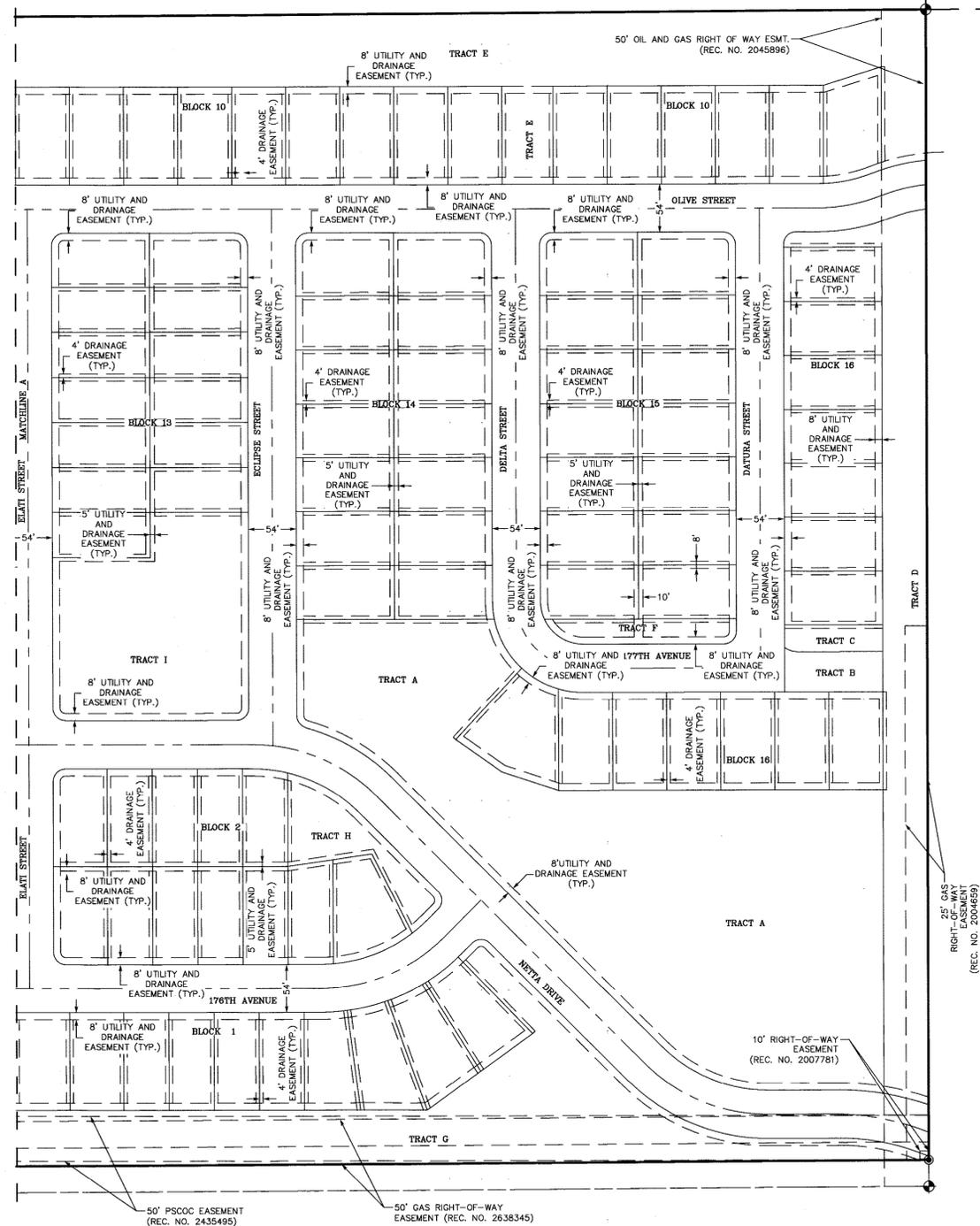
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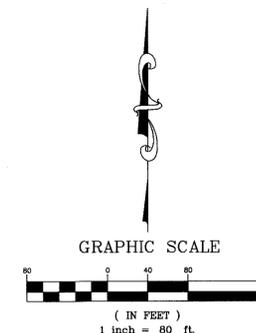
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SHEET 5 OF 6

EASEMENT DETAIL



NOTES
 1) SEE NOTE 10 ON SHEET 1 OF 6 FOR BLANKET EASEMENTS.



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SHEET 6 OF 6

STREET CENTERLINES

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	111.69	290.00	22°04'00"	S79°21'16"E	111.00
C2	154.47	195.00	45°23'16"	S67°41'38"E	150.46
C3	153.47	195.00	45°05'36"	S67°32'48"E	149.54
C4	78.28	195.00	23°00'00"	S78°35'36"E	77.75
C5	152.84	195.00	44°54'24"	N67°27'12"E	148.95
C6	80.29	200.00	23°00'00"	N11°24'24"E	79.75
C7	233.87	200.00	67°00'00"	N56°24'24"E	220.77
C8	72.78	195.00	21°23'00"	N79°12'54"E	72.35
C9	52.01	195.00	15°16'56"	N76°09'52"E	51.86
C10	117.81	75.00	90°00'00"	S45°05'36"E	106.07

BLOCK 1

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C100	92.98	263.59	20°12'36"	N77°28'28"W	92.50
C101	175.86	222.00	45°23'16"	N67°41'38"W	171.30
C102	21.99	14.00	90°00'00"	N90°00'00"W	19.80
C103	46.99	222.00	12°07'35"	N52°04'22"E	46.90
C104	46.99	222.00	12°07'35"	N64°11'57"E	46.90
C105	46.99	222.00	12°07'35"	N76°19'32"E	46.90
C106	22.80	222.00	5°53'01"	N85°19'50"E	22.79

BLOCK 2

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C200	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C201	39.26	168.00	13°23'22"	N83°22'40"W	39.17
C202	77.57	168.00	26°27'17"	N63°27'21"W	76.88
C203	21.99	14.00	90°00'00"	S00°00'00"E	19.80
C204	21.39	168.00	7°17'40"	N48°38'50"E	21.37
C205	96.65	168.00	32°57'39"	N68°46'29"E	95.32
C206	13.64	168.00	4°39'06"	N87°34'51"E	13.64
C207	21.99	14.00	90°00'00"	N45°05'36"W	19.80

BLOCK 3

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C300	21.99	14.00	90°00'00"	S44°54'24"W	19.80
C301	21.99	14.00	90°00'00"	N45°05'36"W	19.80
C302	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C303	21.99	14.00	90°00'00"	S45°05'36"E	19.80

BLOCK 6

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C600	21.25	14.00	86°58'30"	N66°23'39"E	19.27
C601	26.83	222.00	6°55'25"	S73°34'49"E	26.81
C602	36.43	222.00	9°24'05"	S81°44'34"E	36.39
C603	14.14	222.00	3°38'59"	S88°16'06"E	14.14
C604	21.99	14.00	90°00'00"	S45°05'35"E	19.80
C605	21.99	14.00	90°00'00"	S44°54'24"W	19.80
C606	21.99	14.00	90°00'00"	N45°05'36"W	19.80
C607	69.45	173.00	23°00'00"	N11°24'24"E	68.98

BLOCK 7

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C700	86.67	230.00	21°35'25"	S78°49'02"W	86.16
C701	110.77	289.98	21°53'11"	S78°57'52"W	110.10
C702	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C703	58.75	227.00	14°49'41"	S07°19'15"W	58.58
C704	25.01	227.00	6°18'48"	S17°53'29"W	25.00
C705	12.02	312.57	2°12'15"	S22°20'16"W	12.02

BLOCK 8

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C800	27.89	14.00	114°07'16"	N57°09'14"W	23.50
C801	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C802	53.84	168.00	18°21'40"	S80°54'46"E	53.61
C803	23.12	14.00	94°38'20"	S24°24'46"E	20.58
C804	128.47	173.00	42°52'44"	S44°20'46"W	126.47

BLOCK 9

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C900	21.99	14.00	90°00'00"	S44°54'24"W	19.80
C901	21.99	14.00	90°00'00"	N45°05'36"W	19.80
C902	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C903	21.99	14.00	90°00'00"	S45°05'36"E	19.80

BLOCK 10

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10000	75.49	227.00	19°03'13"	S32°28'01"W	75.14
C10001	56.14	227.00	14°10'15"	S49°02'45"W	56.00
C10002	56.14	227.00	14°10'15"	S63°13'00"W	56.00
C10003	55.06	227.00	13°53'48"	S77°15'01"W	54.92
C10004	22.82	227.00	5°42'29"	S87°03'10"W	22.61
C10005	6.45	168.00	2°11'56"	N88°48'26"E	6.45
C10006	56.25	168.00	19°11'04"	N78°06'56"E	55.99
C10007	51.25	222.00	13°13'40"	S77°56'12"W	51.14

BLOCK 11

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1100	21.99	14.00	90°00'00"	S44°54'24"W	19.80
C1101	21.99	14.00	90°00'00"	N45°05'36"W	19.80
C1102	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C1103	21.99	14.00	90°00'00"	S45°05'36"E	19.80

BLOCK 12

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1200	21.99	14.00	90°00'00"	S44°54'24"W	19.80
C1201	21.99	14.00	90°00'00"	N45°05'36"W	19.80
C1202	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C1203	21.99	14.00	90°00'00"	S45°05'36"E	19.80

BLOCK 13

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1300	21.99	14.00	90°00'00"	S44°54'24"W	19.80
C1301	21.99	14.00	90°00'00"	N45°05'36"W	19.80
C1302	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C1303	21.99	14.00	90°00'00"	S45°05'36"E	19.80

BLOCK 14

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1400	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C1401	21.99	14.00	90°00'00"	S45°05'36"E	19.80
C1402	19.87	102.00	11°09'51"	S05°40'31"E	19.84

BLOCK 15

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1500	21.99	14.00	90°00'00"	S44°54'24"W	19.80
C1501	21.99	14.00	90°00'00"	N45°05'36"W	19.80
C1502	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C1503	55.04	48.00	65°42'17"	S57°14'27"E	52.08
C1504	20.35	48.00	24°17'43"	S12°14'27"E	20.20

BLOCK 16

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1600	111.03	318.96	19°56'40"	N81°23'16"W	110.47
C1601	133.08	168.00	45°23'16"	N67°41'38"W	129.63
C1602	114.28	222.00	29°29'38"	N59°44'49"W	113.02
C1603	18.18	14.00	74°24'02"	N37°17'37"W	16.93
C1604	64.06	102.00	35°59'00"	S29°14'56"E	63.01
C1605	47.72	102.00	26°48'11"	S60°38'31"E	47.28
C1606	28.57	102.00	16°02'59"	S82°04'06"E	28.48
C1607	15.05	23.00	37°29'43"	N71°20'44"W	14.78
C1608	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C1609	82.85	222.00	21°23'00"	N79°12'54"E	82.37
C1610	41.92	168.00	14°17'48"	N75°40'18"E	41.81

REVISION	DATE
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FINAL PLAT
 PALISADE PARK FILING NO. 6

Flatrons, Inc.
 Surveying, Engineering & Geomatics
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JOB NUMBER:
 18-71,618
 DATE:
 03-19-2019
 DRAWN BY:
 S. SILVA
 CHECKED BY:
 BOL/JZG

B:\CS\14 - DEC 2018 - PLAT - CUBANA DATE: 12/19/2018 1:05 PM

NOTARY AFFIDAVIT
Affecting the following document

Grantor: JPB HOLDINGS, LLC

Grantee: GARRETT BAUM

Type of document: FINAL PLAT

Date of execution: March 20, 2019

Date of recording: May 10, 2019 in Book: at Page: Reception Number: 2019004823

I, SHEA SANCHEZ, Notary Public in and for County, State of COLORADO, hereby affirm that I acknowledged the signature of GARRETT BAUM in the above described document.

The acknowledgement was incorrect because of the following:

NOTARY ACKNOWLEDGED HERSELF INSTEAD OF GARRETT BAUM OF JPB HOLDINGS, LLC

The correction is:

NOTARY SECTION SHOULD READ: GARRETT BAUM AS MANAGER OF JPB HOLDINGS, LLC

I will testify, declare, depose or certify to the truth of the particular facts herein above set forth.

Dated: January 19, 2022

Signature SHEA SANCHEZ

State of COLORADO)
)ss
County of)

The foregoing affidavit was subscribed and sworn to before me on January 26th 2022, by SHEA SANCHEZ.

[Signature]
Notary Public
My Commission expires: 3.5.2025

EMBER CHRYSTA MARTIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214008905
MY COMMISSION EXPIRES 03/05/2025

Escrow # 70753903
Title # 70753903
Loan #

