

PALISADE PARK FILING NO. 5 REPLAT A

FINAL PLAT

A REPLAT OF LOT 2 AND TRACT B, 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
 TOTAL AREA = 1,205,661 SQ FT, OR 27.68 ACRES, MORE OR LESS
 SHEET 1 OF 1

LEGAL DESCRIPTION AND DEDICATIONS

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

LOT 2 AND TRACT B, PALISADE PARK FILING NO. 5 AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, RECORDED ON 09/06/2017 AT RECEPTION NUMBER 201701117, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT ANY PORTION LYING WITHIN ROADS, STREETS AND THOROUGHFARES, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 1,205,661 SQUARE FEET OR 27.68 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 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.

OWNERS CERTIFICATE

UF KEVAMRA 725, LLC
 1529 MARKET ST., STE 200
 DENVER CO, 80202

BY: *(Signature)*
 (GARRETT BAUM)

TITLE:
 (PARTNER)

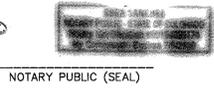
ACKNOWLEDGEMENT

STATE OF *(Colorado)*

COUNTY OF *(Denver)*

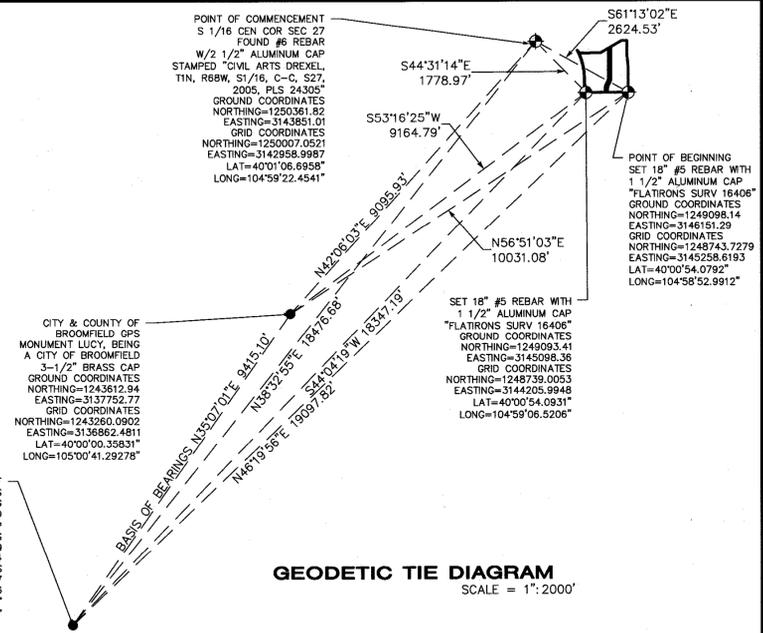
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *5th* DAY OF *February* A.D. 20*20* BY *(Signature)* FOR UF KEVAMRA 725, LLC

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



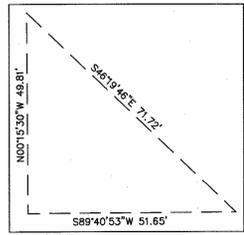
NOTES

- 1) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABD70549387.1-2, DATED JANUARY 16, 2020, 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 3/2" 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 3/2" 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 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 = 0.999716267
- 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(O), B.M.C.
- 10) ACCORDING TO THE OWNER, 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 THE OWNER, DATED MARCH 26, 2018.



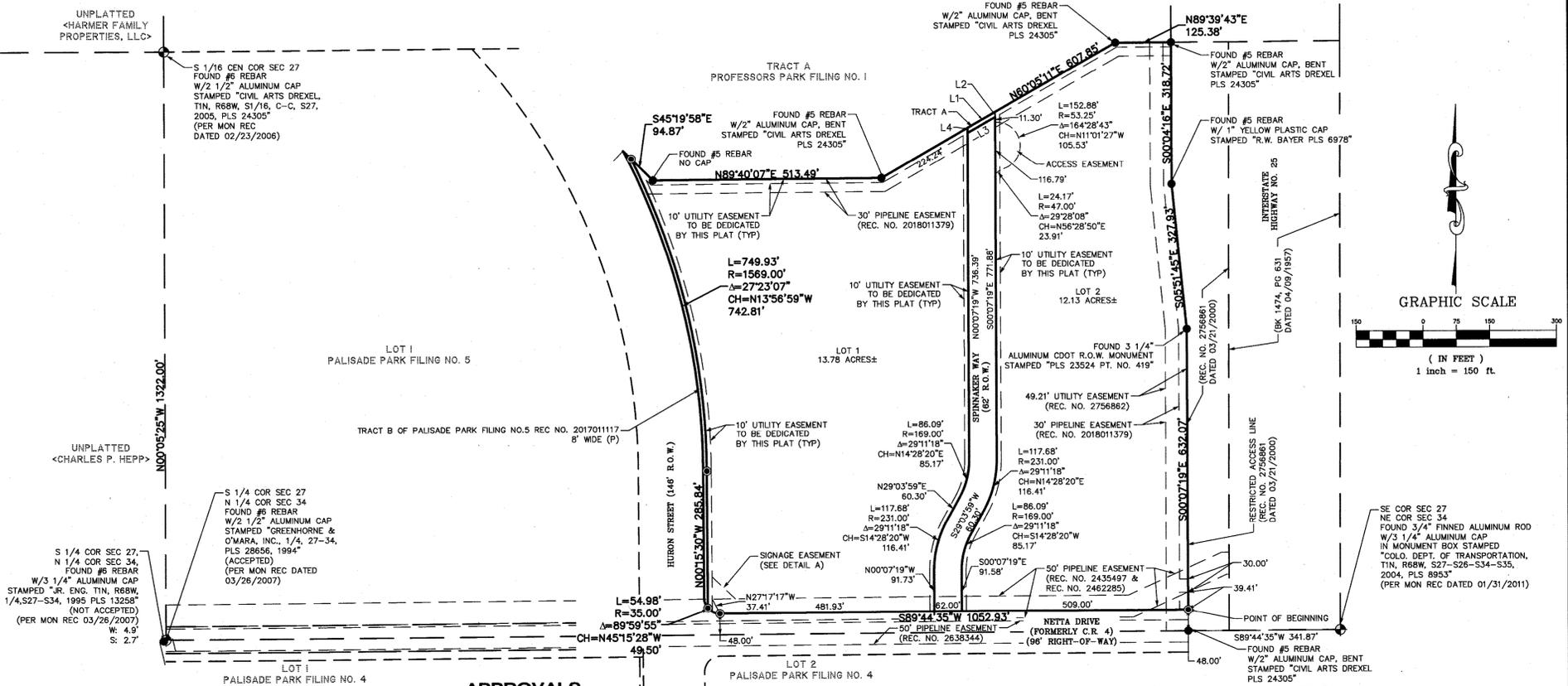
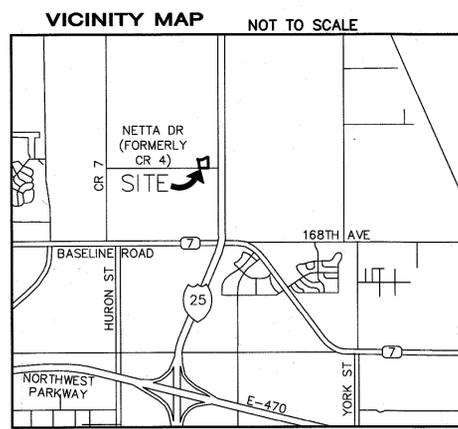
DEDICATION TABLE	
LOT/TRACT	OWNERSHIP
LOT 1	CCOB
LOT 2	UF KEVAMRA 725, LLC
TRACT A	CCOB
TRACT B (OF FILING 5)	CCOB

*TRACT B OF PALISADE PARK FILING NO. 5 (REC. NO. 201701117)



DETAIL A (SCALE 1"=20')

TRACT A Parcel Line Table			
Line #	Length	Direction	
L1	71.44	N60° 05' 11"E	
L2	11.52	N00° 07' 19"W	
L3	71.44	S60° 05' 11"W	
L4	11.52	S00° 07' 19"E	



- Legend**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - FOUND #5 REBAR NO CAP
 - FOUND #5 REBAR WITH 1" YELLOW PLASTIC CAP "CARTER BURGESS LS 24942"
 - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"

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 *25th* DAY OF *November*, 20*19*.

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 *14th* DAY OF *January*, 20*20*.

(Signatures)
 CHAIRMAN SECRETARY
 MAYOR CITY CLERK

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

REVISION	DATE
1 - REVISE PER UPDATED TITLE COMMITMENT	1-2020/07/31 B. GEISE
2	
3	
4	
5	
6	
7	
8	

FINAL PLAT
 PALISADE PARK FILING NO. 5
 REPLAT A

Flatirons, Inc.
 Surveying, Engineering & Geomatics
 www.flatironsinc.com
 3660 DOWNING ST
 BOULDER, CO 80301
 PH: (303) 443-7001
 PH: (303) 778-1335
 PH: (303) 443-9650
 PH: (303) 938-6987



JOB NUMBER:
 17-69,871
 DATE:
 01-31-2020
 DRAWN BY:
 B. LUND/S. SILVA
 CHECKED BY:
 JZG/WW/BOL
 SHEET 1 OF 1