

# PALISADE PARK FILING NO. 6 REPLAT A

## FINAL PLAT

A REPLAT OF LOT 14, BLOCK 4, LOT 1, BLOCK 5, LOT 30, BLOCK 6, LOTS 5, 12, 13, 20, 21 AND 28, BLOCK 7 LOTS 1, 4 AND 5, BLOCK 8, LOTS 1 AND 15, BLOCK 9 AND TRACTS A, D, E, G, M, N AND O,

PALISADE PARK FILING NO. 6  
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 4

TOTAL AREA = 921,586 SQ FT, OR 21.16 ACRES, MORE OR LESS

2020018592 PL 11/04/2020 10:45 AM  
Page: 1 of 4 Rec Fee \$8.00 Doc Fee \$  
City & County of Broomfield

### 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:

A PARCEL OF LAND DESCRIBED AS LOT 14, BLOCK 4, LOT 1, BLOCK 5, LOT 30, BLOCK 6, LOTS 5, 12, 13, 20, 21, AND 28, BLOCK 7, LOTS 1, 4 AND 5, BLOCK 8, LOTS 1 AND 15, BLOCK 9 AND TRACTS A, D, E, G, M, N AND O, PALISADE PARK FILING NO. 6, IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, RECORDED ON DATED 05/10/2019 AT RECEPTION NO. 2019004823, 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.

SAID PARCEL CONTAINING 921,586 SQ. FT. OR 21.16 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 REPLAT A, AND BY THESE PRESENTS 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.

### Notes

1) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 5511-2759260, DATED MARCH 13, 2019 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.

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 DEFACTS 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, 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) 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.

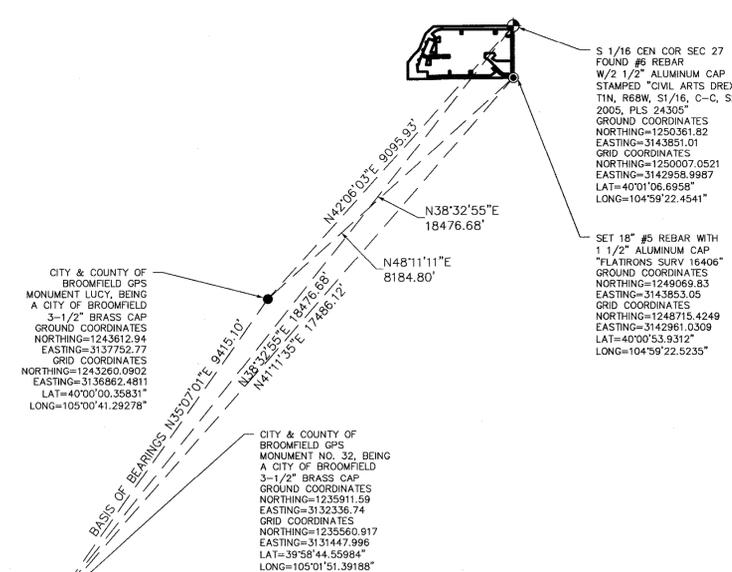
10) BLANKET ACCESS AND STORM DRAINAGE EASEMENTS OVER ALL TRACTS DEDICATED BY THIS PLAT.

11) UTILITY EASEMENTS 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 AND SIDEWALKS, INCLUDING BUT NOT LIMITED TO CONCRETE, CURB & GUTTER, DRIVE APRONS AND PAVEMENT.

12) 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).

13) 14 LOTS AND 5 TRACTS ARE BEING REVISED BY THIS PLAT.

14) SIDEWALKS ARE ALLOWED INTO THE UTILITY AND DRAINAGE EASEMENTS ALONG THE PUBLIC RIGHT-OF-WAY.



GEODETIC TIE DIAGRAM  
SCALE = 1"=2000'

### OWNERS CERTIFICATE

LENNAR COLORADO, LLC  
9193 S. JAMAICA STREET, 4TH FLOOR  
ENGLEWOOD, CO 80112

BY: Kent Pedersen  
(KENT PEDERSEN)

TITLE: Vice President

### ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Douglas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF September, A.D. 2020, BY Kent Pedersen FOR LENNAR COLORADO, LLC

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 7-10-22



Jennifer A. Waiter  
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 13 DAY OF January, 2020

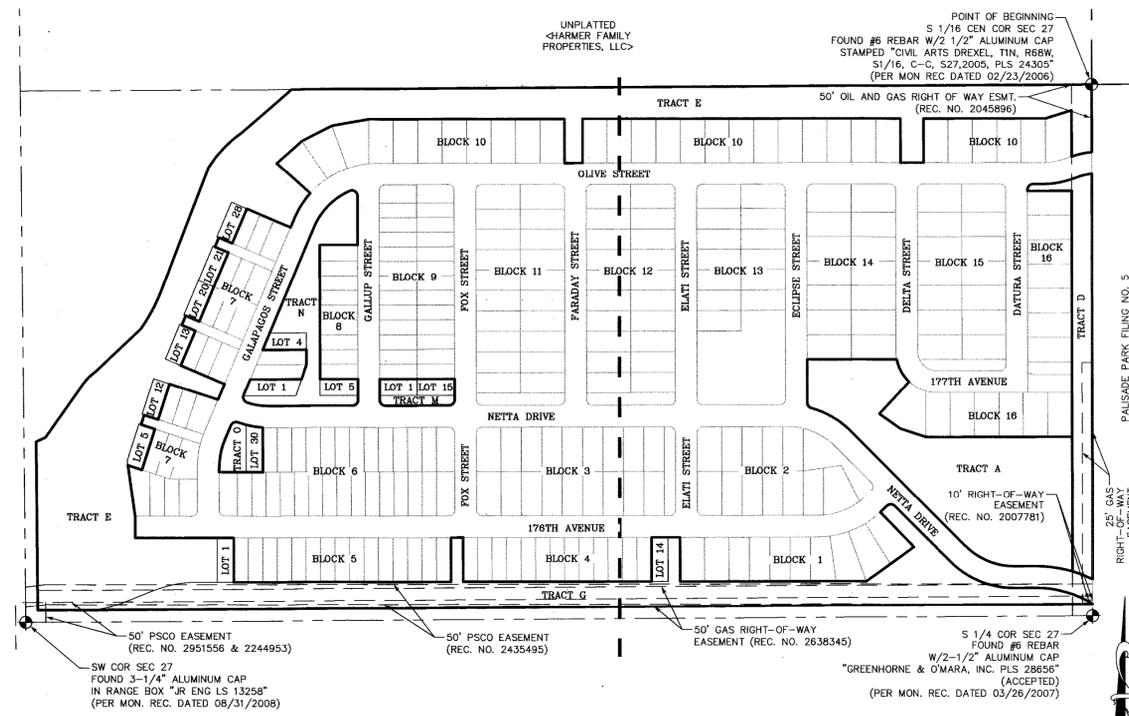
CHAIRMAN: Thomas A. Wilson SECRETARY: Marlette Maxin

### 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 25<sup>th</sup> DAY OF June, 2020

[Signature] Mayor  
[Signature] City Clerk  
SEAL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO

### VICINITY MAP NOT TO SCALE

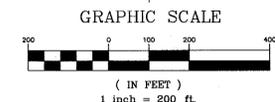


TRACT SUMMARY TABLE						
DESCRIPTION	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	PLD OBLIGATION CREDIT (%)	PUBLIC LAND DEDICATION (AC)
TRACT A	158,211	3.63	CCOB	OWNER	50%	1.82
TRACT B	4,971	0.11	OWNER	OWNER	0%	0.00
TRACT C	3,279	0.08	CCOB	OWNER	50%	0.04
TRACT D	51,661	1.19	CCOB	CCOB	100%	1.19
TRACT E	430,464	9.88	CCOB	CCOB	100%	9.88
TRACT F	5,706	0.13	CCOB	OWNER	50%	0.07
TRACT G	168,941	3.88	CCOB	CCOB	100%	3.88
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	4,614	0.11	CCOB	OWNER	50%	0.05
TRACT N	42,406	0.97	CCOB	OWNER	50%	0.49
TRACT O	6,933	0.16	OWNER	OWNER	0%	0.00
TRACT P	3,863	0.09	OWNER	OWNER	0%	0.00
TRACT Q	3,860	0.09	OWNER	OWNER	0%	0.00
TRACT R	3,860	0.09	OWNER	OWNER	0%	0.00

### ATTORNEY'S STATEMENT

I, 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 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 EMERITUS, FLATIRONS, INC.  
3825 IRIS AVENUE  
SUITE 395  
BOULDER, CO 80301

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

FINAL PLAT

PALISADE PARK FILING NO. 6 REPLAT A

Flatirons, Inc.  
Surveying, Engineering & Geomatics  
www.FlatironsInc.com  
655 FOURTH AVE. BOULDER, CO 80301  
3825 IRIS AVE., STE. 395 BOULDER, CO 80301  
PH: (303) 776-1733 PH: (303) 936-6987  
FAX: (303) 776-4355 FAX: (303) 943-9830

JOHN B. GUYTON  
PROFESSIONAL LAND SURVEYOR  
16406

JOB NUMBER: 19-73,348  
DATE: 09-09-2020  
DRAWN BY: S. SILVA  
CHECKED BY: JZG

SHEET 1 OF 4

# PALISADE PARK FILING NO. 6 REPLAT A

## FINAL PLAT

A REPLAT OF LOT 14, BLOCK 4, LOT 1, BLOCK 5, LOT 30, BLOCK 6, LOTS 5, 12, 13, 20, 21 AND 28, BLOCK 7  
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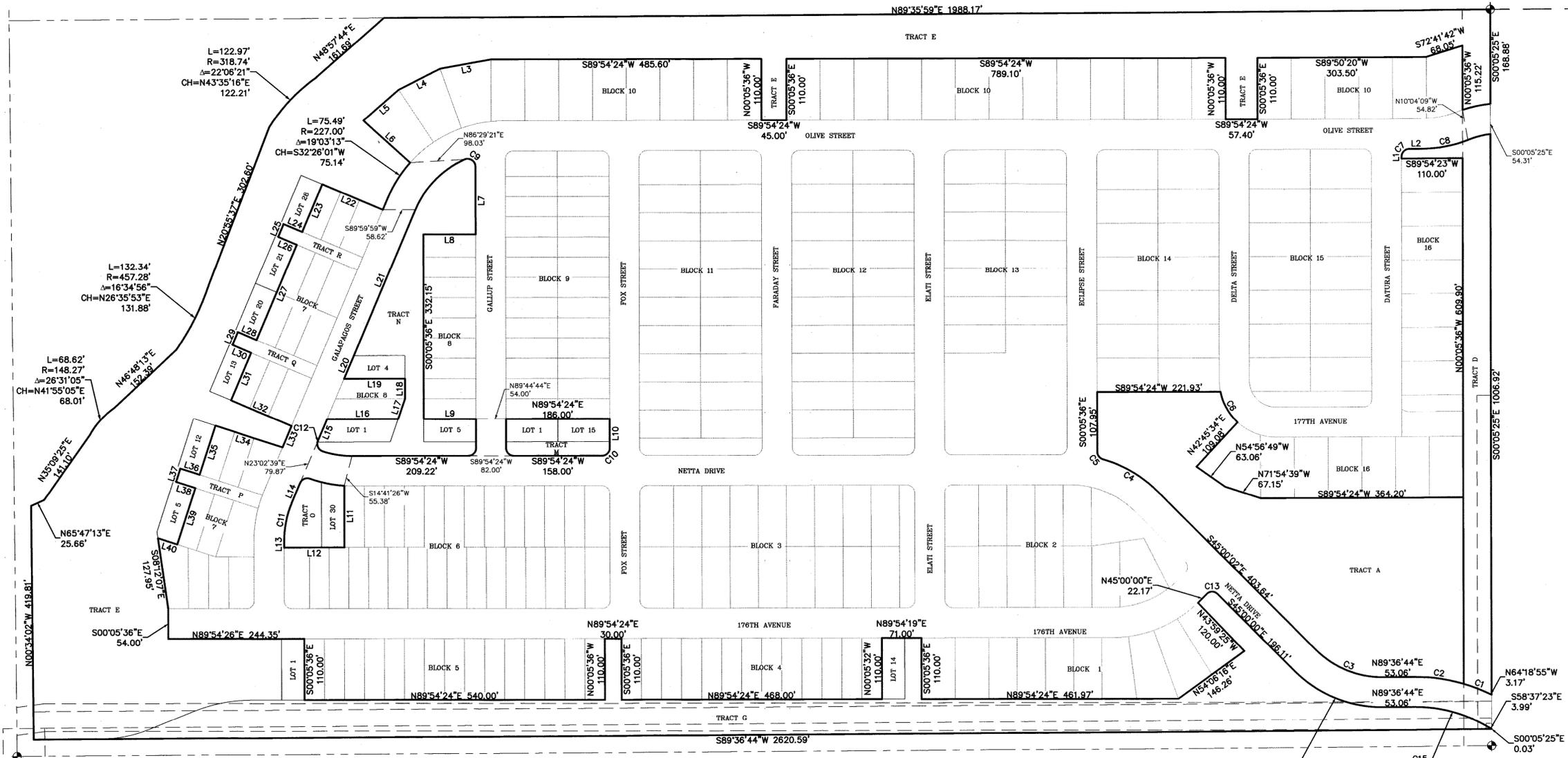
PALISADE PARK FILING NO. 6

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SHEET 2 OF 4

### BOUNDARY DETAIL



BOUNDARY

LINE #	LENGTH	DIRECTION
L1	3.25	N00°05'36"W
L2	24.55	N89°54'24"E
L3	93.02	S79°33'27"W
L4	83.88	S63°13'00"W
L5	83.88	S49°02'45"W
L6	113.00	S48°02'22"E
L7	121.67	S00°05'36"E
L8	94.00	S89°54'24"W
L9	94.00	N89°54'24"E
L10	52.61	S00°05'36"E

LINE #	LENGTH	DIRECTION
L11	110.45	S00°05'36"E
L12	108.48	S89°54'24"W
L13	111.91	N00°04'31"W
L14	39.28	N22°54'24"E
L15	42.53	N22°54'24"E
L16	127.79	N89°54'24"E
L17	38.44	N18°53'01"E
L18	36.35	N00°05'35"W
L19	109.43	S89°54'26"W
L20	44.92	N22°54'24"E

LINE #	LENGTH	DIRECTION
L21	284.89	N22°54'24"E
L22	118.05	N67°05'36"W
L23	93.00	S22°54'24"W
L24	36.35	N67°05'36"W
L25	25.00	S22°54'24"W
L26	36.35	S67°05'33"E
L27	186.00	S22°54'24"W
L28	36.35	N67°05'31"W
L29	25.00	S22°54'24"W
L30	36.35	S67°05'31"E

LINE #	LENGTH	DIRECTION
L31	93.00	S22°54'24"W
L32	118.05	S67°05'36"E
L33	41.98	S22°54'25"W
L34	126.44	N72°06'31"W
L35	93.00	S17°53'29"W
L36	36.35	N72°06'31"W
L37	25.00	S17°53'29"W
L38	36.35	S72°06'31"E
L39	106.31	S17°53'29"W
L40	36.35	N72°06'31"W

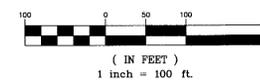
BOUNDARY

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	50.60	317.00	9°08'42"	N88°53'16"W	50.54
C2	93.65	317.00	16°55'38"	S81°55'27"E	93.31
C3	133.08	168.00	45°23'16"	S67°41'38"E	129.63
C4	114.28	222.00	29°29'38"	S59°44'49"E	113.02
C5	18.18	14.00	74°24'02"	S37°17'37"E	16.93
C6	64.06	102.00	35°59'00"	N29°14'56"W	63.01
C7	21.99	14.00	90°00'00"	N44°54'24"E	19.80
C8	82.85	222.00	21°23'00"	N79°12'54"E	82.37

BOUNDARY

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C9	27.89	14.00	114°07'16"	S57°09'14"E	23.50
C10	21.99	14.00	90°00'00"	S44°54'24"W	19.80
C11	69.45	173.27	22°57'51"	N11°24'24"E	68.98
C12	2.32	14.06	9°27'10"	N18°09'36"E	2.32
C13	21.99	14.00	90°00'00"	N90°00'00"E	19.80
C14	175.86	222.00	45°23'16"	S67°41'38"E	171.30
C15	145.81	263.00	31°45'52"	S74°30'20"E	143.95

GRAPHIC SCALE



REVISION	DATE
1	
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FINAL PLAT  
 PALISADE PARK FILING NO. 6 REPLAT A

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 655 FOURTH AVE  
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 FAX: (303) 776-4955

4501 LOGAN ST.  
 DENVER, CO 80216  
 PH: (303) 936-6897  
 FAX: (303) 923-3180



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 SHEET 2 OF 4

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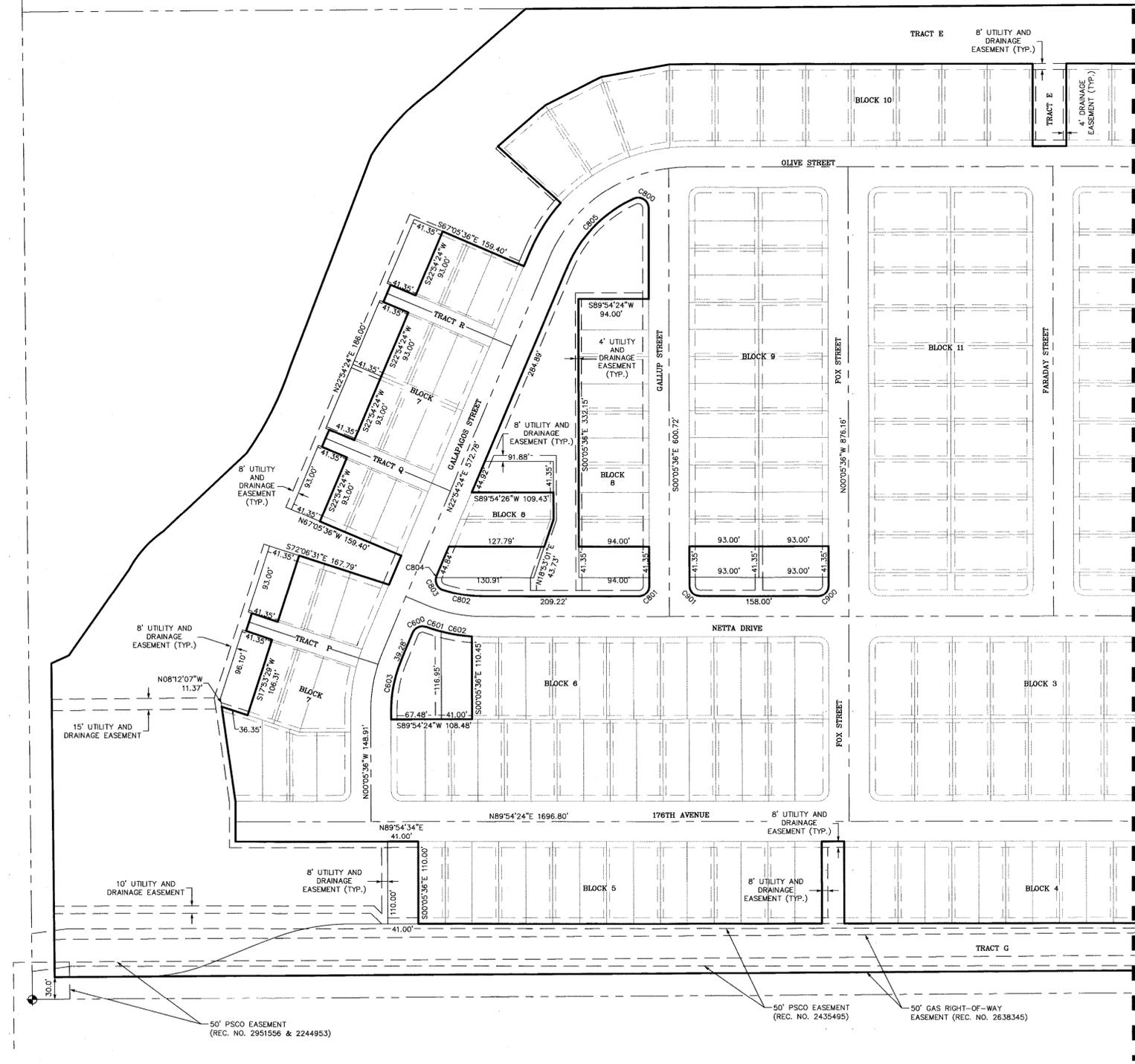
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 Page: 3 of 4 Rec Fee \$0.00 Doc Fee \$  
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### LOT CONFIGURATION AND EASEMENT DETAIL

SHEET 3 OF 4



**BLOCK 6**  
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C600	21.25	14.00	86°58'30"	N66°23'39"E	19.27
C601	21.68	221.50	5°36'29"	S72°54'58"E	21.67
C602	41.57	222.00	10°43'47"	S81°04'43"E	41.51
C603	69.45	173.27	22°57'51"	N11°24'24"E	68.98

**BLOCK 8**  
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C800	27.89	14.00	114°07'16"	S57°09'14"E	23.50
C801	21.99	14.00	90°00'00"	S44°54'24"W	19.80
C802	53.64	168.00	18°21'40"	N80°54'46"W	53.61
C803	20.80	14.00	85°08'44"	S28°09'34"E	18.94
C804	2.32	14.00	9°29'36"	S18°09'36"W	2.32
C805	129.47	173.00	42°52'44"	N44°20'46"E	126.47

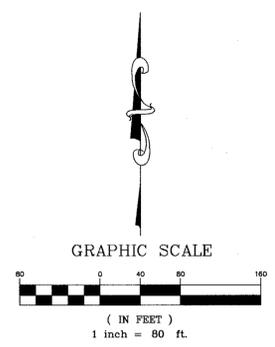
**BLOCK 9**  
CURVE TABLE

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

**Legend**

	CENTERLINE
	BOUNDARY LINE
	LOT LINE/TRACT LINE
	EASEMENT LINE

**NOTES**  
 1) SEE NOTE 10 ON SHEET 1 OF 4 FOR BLANKET EASEMENTS.



REVISION	DATE
1	
2	
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FINAL PLAT  
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 3805 IRLS AVE. STE. 395  
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 655 FOURTH AVE. 450 ILLCAN ST.  
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 PH: (303) 776-1733 PH: (303) 443-9830  
 FAX: (303) 776-4355 FAX: (303) 923-3180



JOB NUMBER:  
19-73,348  
 DATE:  
09-09-2020  
 DRAWN BY:  
S. SILVA  
 CHECKED BY:  
JZG  
 SHEET 3 OF 4

BY:SS/VA FILE:73348-PLAT-C18.DWG DATE:09/09/2020 11:36 AM

