

PALISADE PARK FILING NO. 4 REPLAT D FINAL PLAT

A REPLAT OF LOTS 2 AND 3, AND TRACTS A, C, D AND E, PALISADE PARK FILING NO. 4 FINAL PLAT, 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 8

TOTAL AREA = 3,565,819 SQ FT, OR 81.86 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 LOTS 2 AND 3, TRACTS A, C, D AND E, PALISADE PARK FILING NO. 4 FINAL PLAT, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, ON 05/04/2016 AT RECEPTION NO. 216004903, 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING 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 AND NGS GPS 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 WITH ALL BEARINGS HEREIN RELATED THERETO:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 34; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, NORTH 89°43'03" EAST, A DISTANCE OF 173.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HURON STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 09°53'52" EAST, A DISTANCE OF 170.32 TO A POINT OF CURVATURE;
- 2) THENCE 306.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 606.00 FEET, AND INCLUDED ANGLE OF 28°56'02", BEING SUBTENDED BY A CHORD BEARING NORTH 24°21'52" EAST, A DISTANCE OF 302.78 FEET;
- 3) THENCE NORTH 28°49'53" EAST, A DISTANCE OF 934.36 FEET TO A POINT OF CURVATURE;
- 4) THENCE 934.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1369.00 FEET, AN INCLUDED ANGLE OF 39°05'23", BEING SUBTENDED BY A CHORD BEARING NORTH 19°17'12" EAST, A DISTANCE OF 915.99 FEET;
- 5) THENCE NORTH 00°15'30" EAST, A DISTANCE OF 539.35 FEET TO A POINT OF CURVATURE;
- 6) THENCE 54.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN INCLUDED ANGLE OF 90°00'05", BEING SUBTENDED BY A CHORD BEARING NORTH 44°44'32" EAST, A DISTANCE OF 49.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NETTA DRIVE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°44'35" EAST, A DISTANCE OF 1052.52 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°05'41" WEST, A DISTANCE OF 2604.82 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID SOUTH LINE SOUTH 89°43'03" WEST, A DISTANCE OF 2123.25 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF HURON STREET AND THE POINT OF BEGINNING.

EXCEPT THAT PARCEL CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY BY DEED RECORDED JANUARY 7, 1910 IN BOOK 314 AT PAGE 300; AND EXCEPT ANY PORTION LYING WITHIN ROADS, STREETS AND THOROUGHFARES, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 3,565,819 SQUARE FEET OR 81.86 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 D; 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 TRACTS A, C AND D FOR PUBLIC PARK PURPOSES. 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 STREET - STE 200
 DENVER CO, 80202

BY: (GARRETT BAUM)

TITLE: (MANAGER)

ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November A.D. 2021 BY Garrett Baum FOR

UF KEVAMRA 725, LLC

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 7/29/2024

SHEA SANCHEZ
 Notary Public
 State of Colorado
 Notary ID # 20184025174
 My Commission Expires 07-29-2024

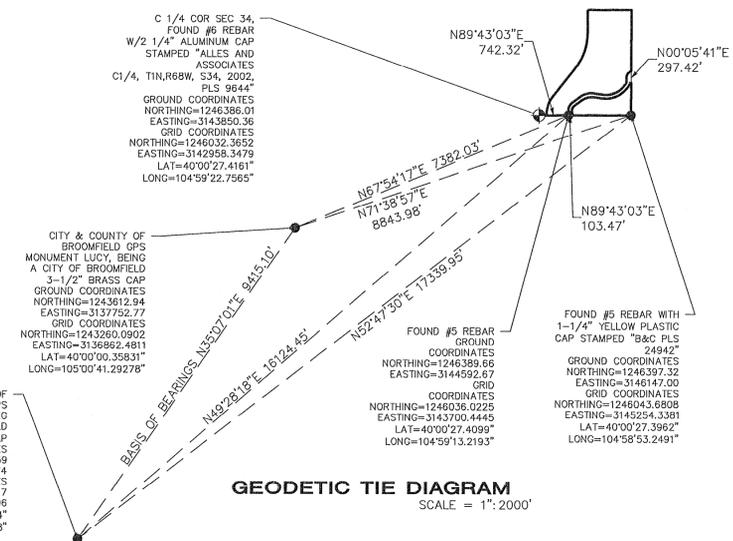
SHEA SANCHEZ
 Notary Public
 State of Colorado
 Notary ID # 20184025174
 My Commission Expires 07-29-2024

SHEA SANCHEZ
 Notary Public
 State of Colorado
 Notary ID # 20184025174
 My Commission Expires 07-29-2024

DESCRIPTION	AREA (ACRES)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE	MEANS OF DEDICATION
LOT 1	1.37	UF KEVAMRA 725	UF KEVAMRA 725	RESIDENTIAL/PARK	PLAT
LOT 2	17.11	UF KEVAMRA 725	UF KEVAMRA 725	COMMERCIAL	PLAT
LOT 3	19.88	UF KEVAMRA 725	UF KEVAMRA 725	INDUSTRIAL	PLAT
LOT 4	7.15	UF KEVAMRA 725	UF KEVAMRA 725	INDUSTRIAL/COMMERCIAL	PLAT
LOT 5 - 164	6.26	UF KEVAMRA 725	UF KEVAMRA 725	RESIDENTIAL	PLAT
TRACT A	2.06	CCOB	CCOB	PARK	PLAT
TRACT B	0.67	UF KEVAMRA 725	UF KEVAMRA 725	PARK	PLAT
TRACT C	3.35	CCOB	CCOB	PARK	PLAT
TRACT D	4.44*	CCOB	CCOB	PARK	PLAT
TRACT E	5.18**	CCOB	PALISADE PARK METRO DIST #3	DETENTION POND	PLAT
TRACT F	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
TRACT G	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
TRACT H	8.56	UF KEVAMRA 725	UF KEVAMRA 725	RESIDENTIAL	PLAT
FILING NO 2, TRACT B	2.02	CCOB	CCOB	PARK	SEPARATE INSTRUMENT
ROW***	6.05	CCOB	CCOB	ROW	PLAT

* LAND AREA ABOVE THE 100-YR WATER SURFACE ELEVATION
 ** LAND AREA BELOW THE 100-YR WATER SURFACE ELEVATION
 *** LANDSCAPING WITHIN THE ROW IS TO BE MAINTAINED BY ADJACENT PROPERTY OWNER. THE REGIONAL TRAIL (CONSISTING OF THE CONCRETE WALK) SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE CITY AND COUNTY OF BROOMFIELD.

VICINITY MAP NOT TO SCALE



NOTES

- 1) THIS PLAT CONTAINS FIVE (5) LOTS AND SIX (6) TRACTS.
- 2) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABD70730295, DATED JUNE 23, 2021 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.
- 3) 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.
- 4) 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 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.
- 5) 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.
- 6) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- 7) 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.
- 8) THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.999716267
- 9) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- 10) THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET FROM ABANDONED OIL AND GAS WELLS (1) THE LOCATION OF PLUGGED AND ABANDONED WELL (2) LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENTS AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.
- 11) 167.5 FOOT SETBACK PER THE SURFACE USE AGREEMENT MADE AND ENTERED INTO ON JULY 17TH, 2007 AMONG HURON AND I-25 LAND, LLC, KEVAMRA, LLC, BROOMFIELD URBAN RENEWAL AUTHORITY, ENCANIA OIL & GAS INC. AND KERR-MCGEE OIL & GAS ONSHORE, LP. THIS AGREEMENT SPECIFIED A 167.5 FOOT WELL SETBACK.
- 12) 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.

APPROVALS

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 21st DAY OF SEPTEMBER, 2021
[Signature] CHAIRMAN
[Signature] SECRETARY

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 21st DAY OF SEPTEMBER, 2021.
[Signature] MAYOR
[Signature] CITY CLERK

SURVEYOR'S CERTIFICATE

I, EDGAR T. BRISTOW, 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 4)

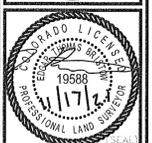
EDGAR T. BRISTOW COLORADO P.L.S. #19588
 PRESIDENT, FLATIRONS, INC.
 3825 IRIS AVENUE
 SUITE 395
 BOULDER, CO 80301

REVISION	DATE	REVISION
1	8/17/2021	CREATED
2	9/15/2021	B. OELKE
3	10/15/2021	B. OELKE
4	11/17/2021	B. OELKE
5		
6		
7		
8		
9		
10		

FINAL PLAT
 PALISADE PARK FILING NO. 4 REPLAT D

Flatirons, Inc.
 Land Surveying Services
 www.flatironsinc.com
 4501 LOGAN ST.
 DENVER, CO 80216
 3825 IRIS AVE, STE 395
 BOULDER, CO 80301
 PH: (303) 936-8997
 PH: (303) 443-7001
 FAX: (303) 443-9830
 FAX: (303) 525-3160

655 FOURTH AVE
 LONGMONT, CO 80501
 PH: (303) 776-1733
 PH: (303) 776-4055
 FAX: (303) 776-4055

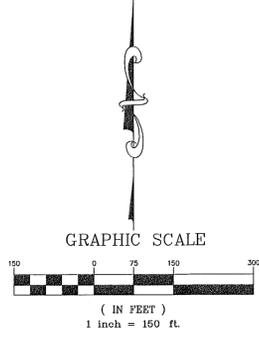


JOB NUMBER:
 21-76,550
 DATE:
 06-28-2021
 DRAWN BY:
 B. OELKE
 CHECKED BY:
 MV/JZC/JJK
 SHEET 1 OF 8

PALISADE PARK FILING NO. 4 REPLAT D FINAL PLAT

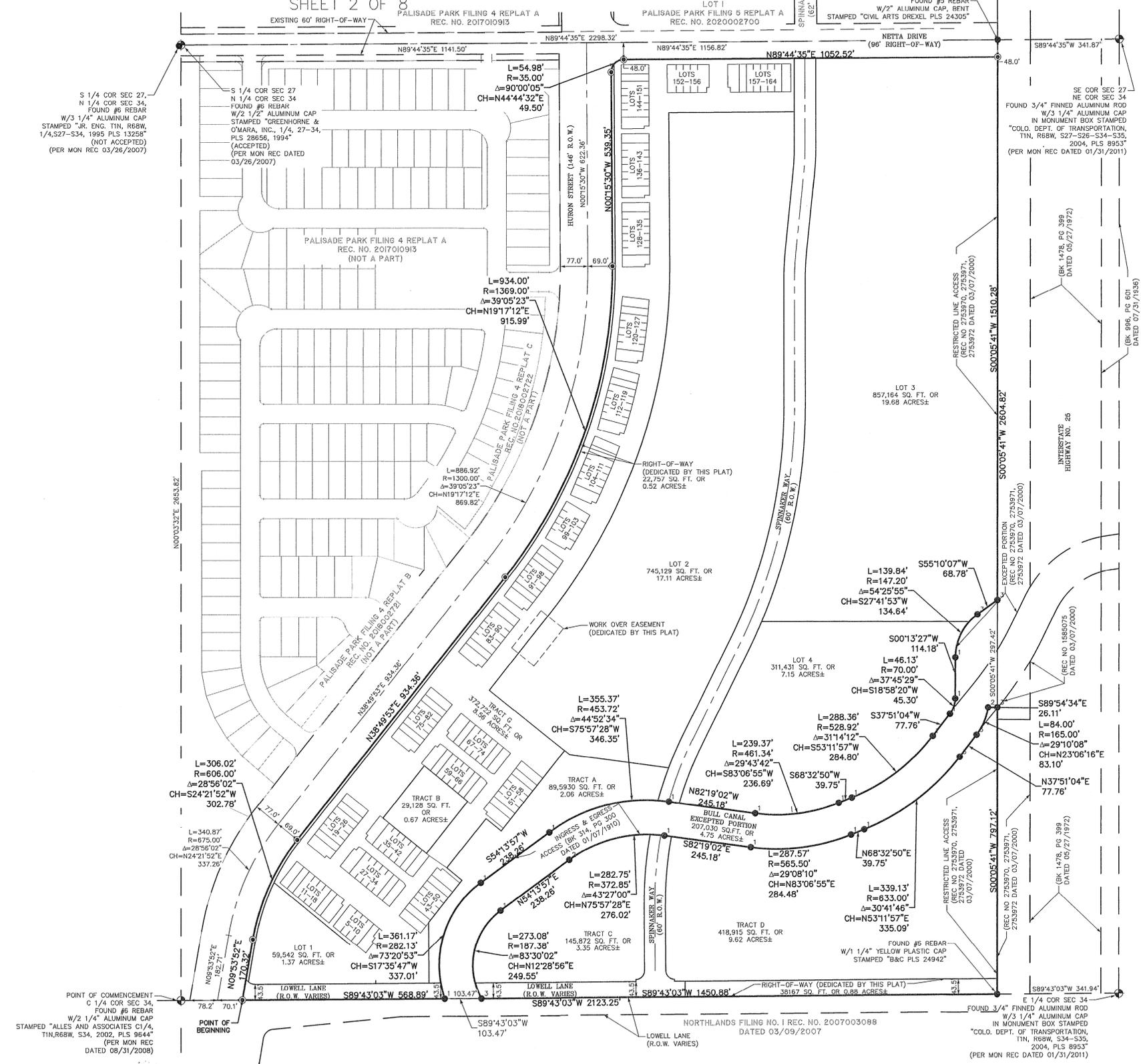
A REPLAT OF LOTS 2 AND 3, AND TRACTS A, C, D AND E, PALISADE PARK FILING NO. 4 FINAL PLAT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 8



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"
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 18406"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 19588"



REVISION	DATE
1 - REVISE PER BROOMFIELD COMMENTS	8/13/2021 B. OELKE
2 - REVISE PER BROOMFIELD COMMENTS	9/15/2021 B. OELKE
3 - REVISE PER BROOMFIELD COMMENTS	11/17/2021 B. OELKE
4 - REVISE LOT 3 AREA	11/17/2021 B. OELKE
5	
6	
7	
8	

FINAL PLAT
 PALISADE PARK FILING NO. 4 REPLAT D

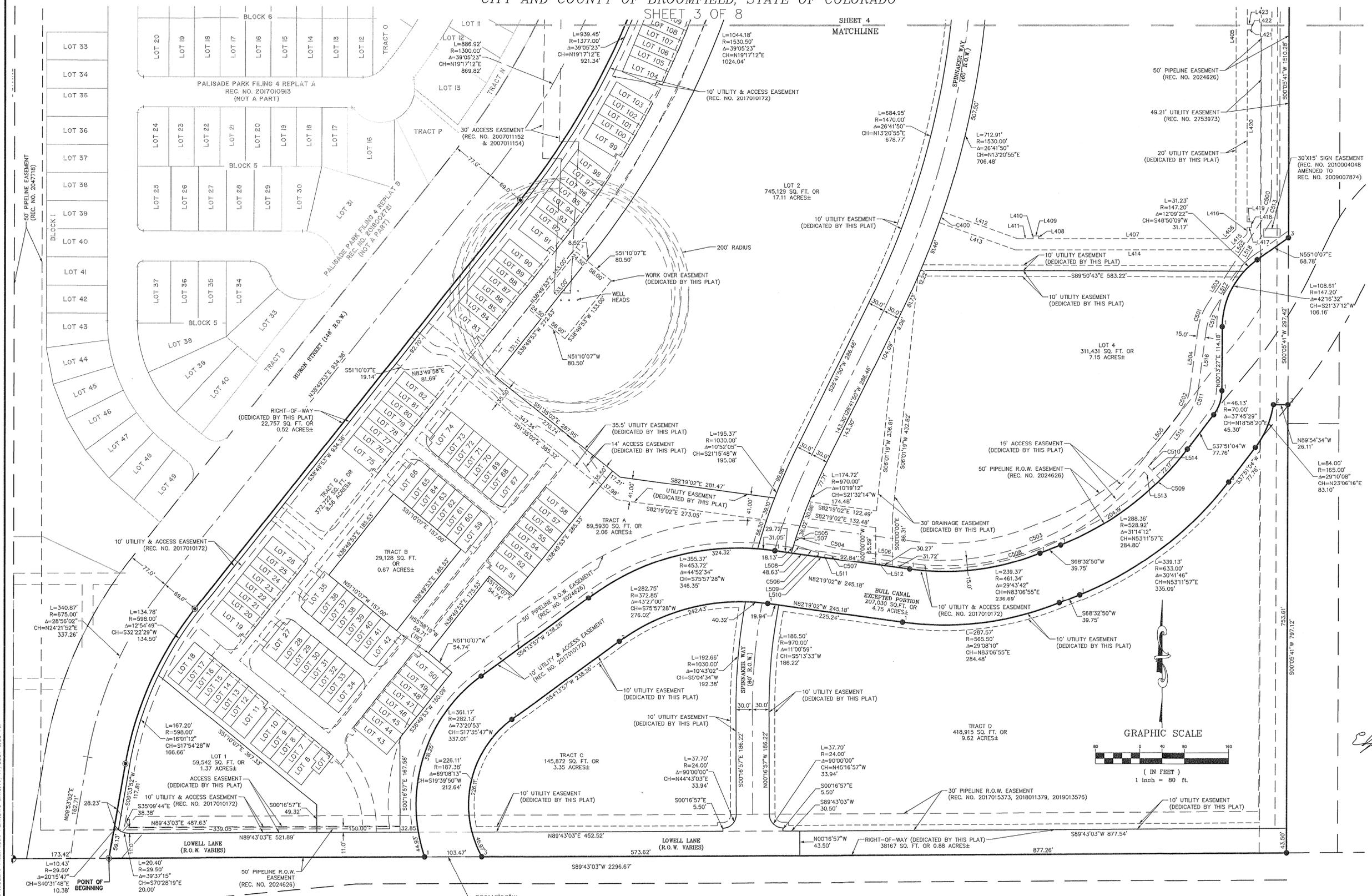
Flatirons, Inc.
 Land Surveying Services
 www.flatironsinc.com
 3825 IHS AVE, STE 305
 BOULDER, CO 80501
 PH: (303) 443-7001
 PH: (303) 776-1733
 PH: (303) 443-9830
 PH: (303) 776-4355
 4501 LOCAN ST
 DENVER, CO 80216
 PH: (303) 956-6997
 PH: (303) 443-9830
 PH: (303) 923-3180



JOB NUMBER:
 21-76,550
 DATE:
 06-28-2021
 DRAWN BY:
 B. OELKE
 CHECKED BY:
 MV/JCK/JJK
 SHEET 2 OF 8

PALISADE PARK FILING NO. 4 REPLAT D FINAL PLAT

A REPLAT OF LOTS 2 AND 3, AND TRACTS A, C, D AND E, PALISADE PARK FILING NO. 4 FINAL PLAT, 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

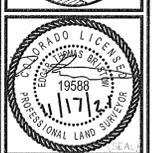


REVISION	DATE	BY	DESCRIPTION
1	8/13/21	B. OELKE	REVISE PER BROOMFIELD COMMENTS
2	9/15/21	B. OELKE	REVISE PER BROOMFIELD COMMENTS
3	10/5/2021	B. OELKE	REVISE PER BROOMFIELD COMMENTS
4	11/17/2021	B. OELKE	REVISE LOT 3 AREA

FINAL PLAT
 PALISADE PARK FILING NO. 4 REPLAT D

Flatirons, Inc.
 Land Surveying Services
 www.flatironsinc.com
 3625 IRLS AVE., STE 395
 BOULDER, CO 80501
 PH: (303) 443-7001
 FAX: (303) 443-5650

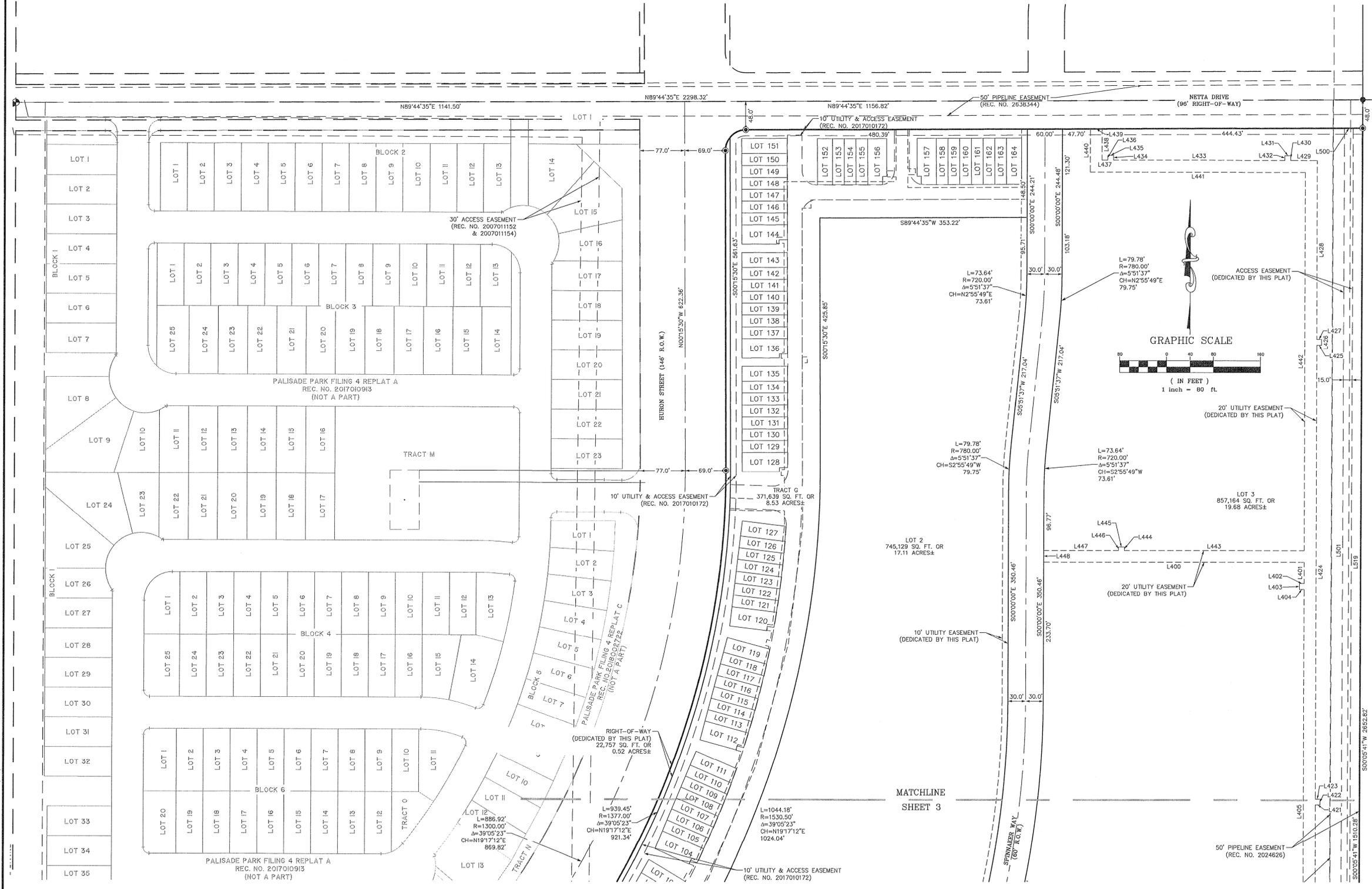
4501 LOCAN ST.
 DENVER, CO 80216
 PH: (303) 536-6997
 FAX: (303) 536-6997



JOB NUMBER:
 21-76,550
 DATE:
 06-28-2021
 DRAWN BY:
 B. OELKE
 CHECKED BY:
 MV/JZG/JJK
 SHEET 3 OF 8

PALISADE PARK FILING NO. 4 REPLAT D FINAL PLAT

A REPLAT OF LOTS 2 AND 3, AND TRACTS A, C, D AND E, PALISADE PARK FILING
 NO. 4 FINAL PLAT, 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 4 OF 8



REVISION	DATE
1 - REVISE PER BROOMFIELD COMMENTS	8/13/2021 B. OELKE
2 - REVISE PER BROOMFIELD COMMENTS	9/15/2021 B. OELKE
3 - REVISE PER BROOMFIELD COMMENTS	10/15/2021 B. OELKE
4 - REVISE LOT 3 AREA	11/17/2021 B. OELKE

FINAL PLAT
 PALISADE PARK FILING NO. 4 REPLAT D

Flatironis, Inc.
 Land Surveying Services
 www.flatironis.com
 3825 IRIS AVE, STE. 395 4501 LOCAN ST
 BROOMFIELD, CO 80020 BROOMFIELD, CO 80020
 PH: (303) 776-1733 PH: (303) 936-6997
 PH: (303) 443-7001 PH: (303) 936-6997
 FAX: (303) 776-4355 FAX: (303) 923-3180



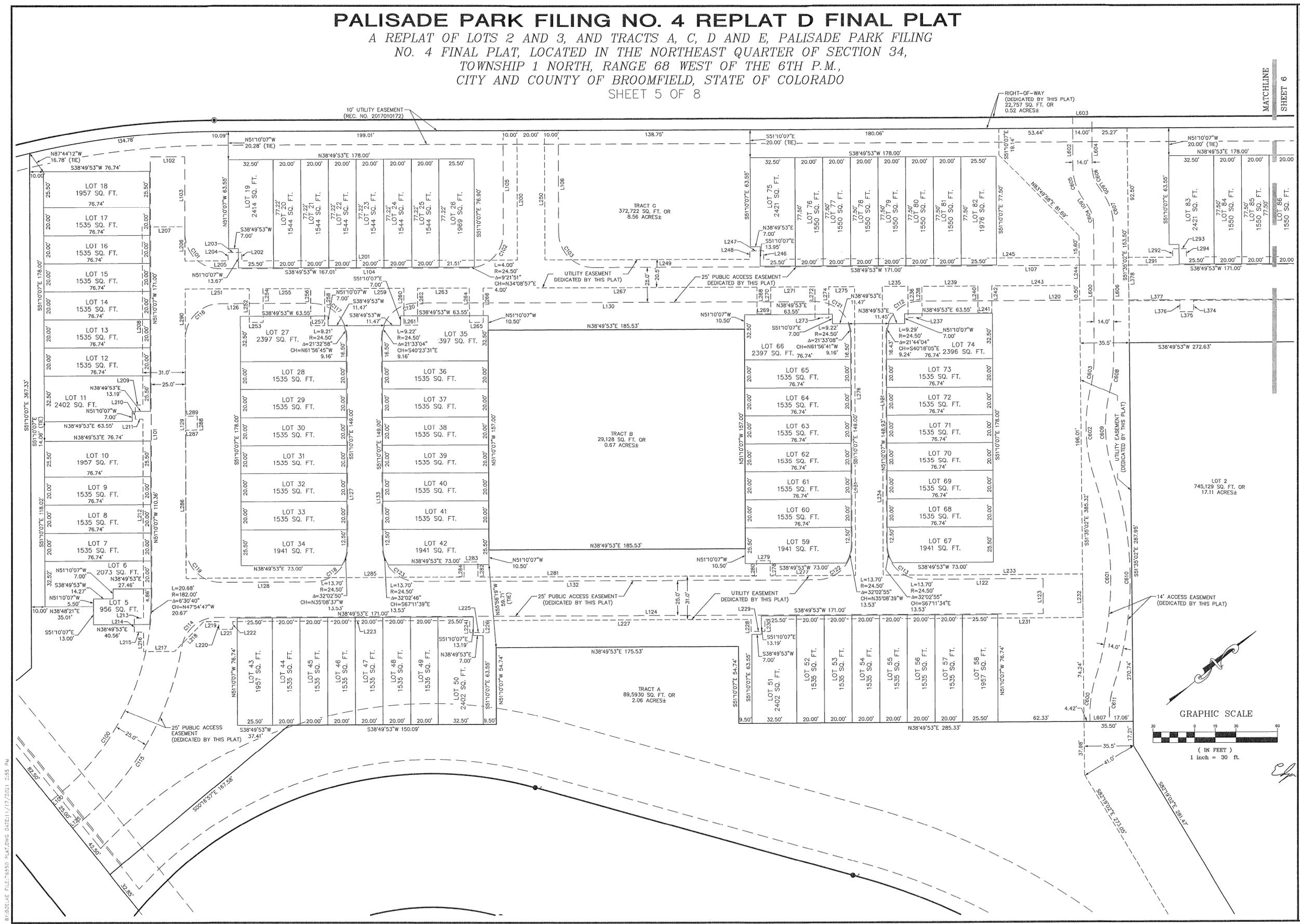
JOB NUMBER:
 21-76,550
 DATE:
 06-28-2021
 DRAWN BY:
 B. OELKE
 CHECKED BY:
 MV/JZC/JJK

SHEET 4 OF 8

BY: B. OELKE FILED: 6/17/2021 2:58 PM

PALISADE PARK FILING NO. 4 REPLAT D FINAL PLAT

A REPLAT OF LOTS 2 AND 3, AND TRACTS A, C, D AND E, PALISADE PARK FILING
 NO. 4 FINAL PLAT, 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 5 OF 8



REVISION	DATE
1 - REVISION PER BROOMFIELD COMMENTS	8/13/2021 B. OELKE
2 - REVISION PER BROOMFIELD COMMENTS	9/15/2021 B. OELKE
3 - REVISION PER BROOMFIELD COMMENTS	10/15/2021 B. OELKE
4 - REVISION PER BROOMFIELD COMMENTS	11/17/2021 B. OELKE
5 - REVISION LOT 3 AREA	11/17/2021 B. OELKE
6	
7	
8	
9	

FINAL PLAT
 PALISADE PARK FILING NO. 4 REPLAT D

Flatirons, Inc.
 Land Surveying Services
 www.flatironsinc.com
 655 FOURTH AVE
 LOANAN, CO 80501
 PHONE: (303) 443-9300
 FAX: (303) 443-9830



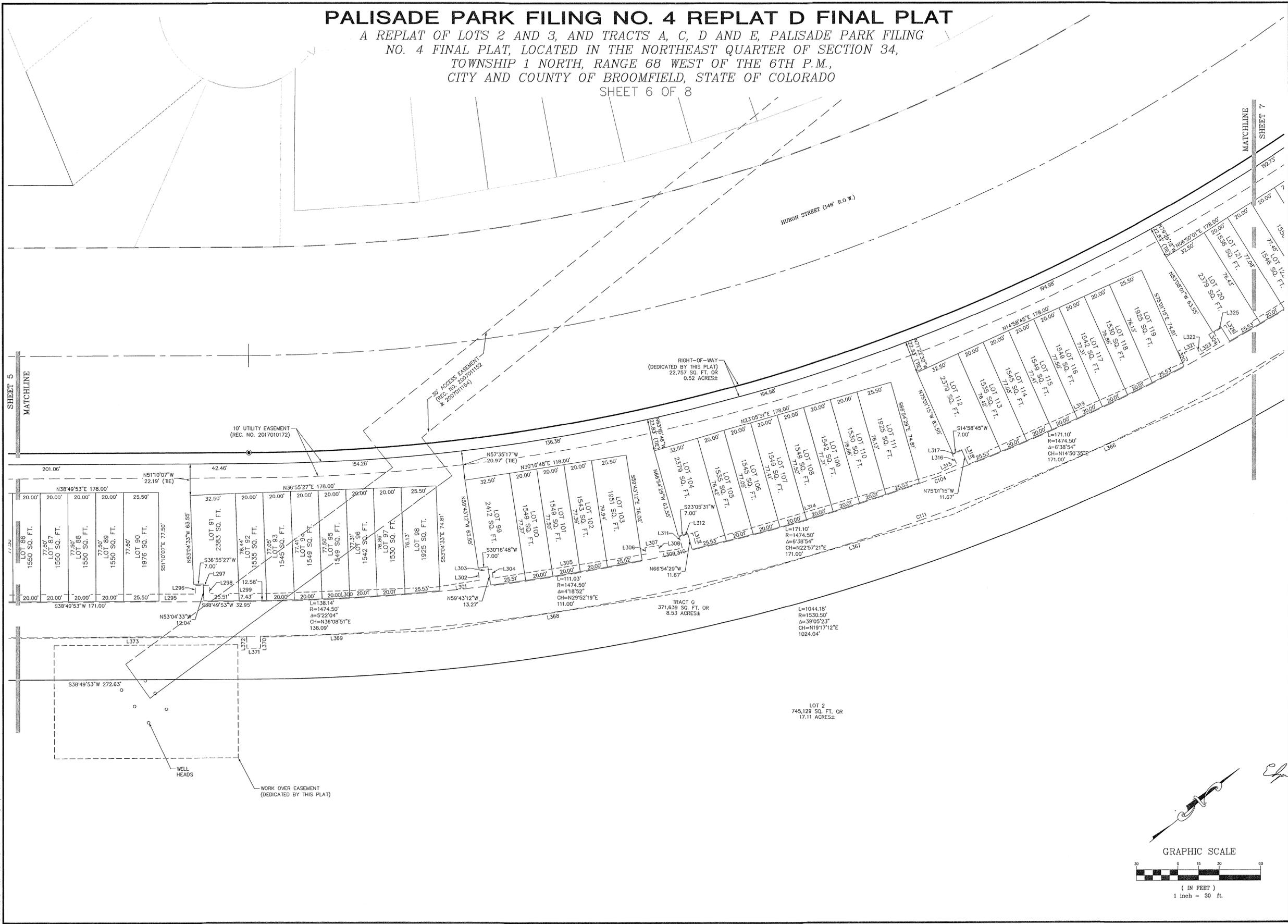
JOB NUMBER:
 21-76,550
 DATE:
 06-28-2021
 DRAWN BY:
 B. OELKE
 CHECKED BY:
 MV/JZG/JJK

SHEET 5 OF 8

BROOMFIELD FILE: 16550 PALISADE FILING NO. 4 REPLAT D SHEET 5 OF 8 06/28/21 03:55 PM

PALISADE PARK FILING NO. 4 REPLAT D FINAL PLAT

A REPLAT OF LOTS 2 AND 3, AND TRACTS A, C, D AND E, PALISADE PARK FILING
 NO. 4 FINAL PLAT, 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 6 OF 8



REVISION	DATE	BY	REASON
1	8/15/2021	B. OELKE	REVISION PER BROOMFIELD COMMENTS
2	9/15/2021	B. OELKE	REVISION PER BROOMFIELD COMMENTS
3	10/5/2021	B. OELKE	REVISION PER BROOMFIELD COMMENTS
4	11/17/2021	B. OELKE	REVISION PER BROOMFIELD COMMENTS
5			REVISION LOT 3 AREA
6			
7			
8			
9			

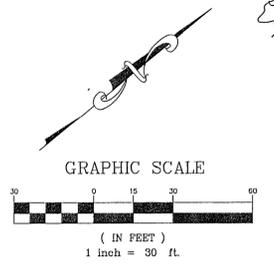
FINAL PLAT
 PALISADE PARK FILING NO. 4 REPLAT D

Flatiron, Inc.
 Land Surveying Services
 www.FlatironInc.com
 3825 IRIS AVE, STE 395
 BOULDER, CO 80501
 PH: (303) 443-7001
 FAX: (303) 443-9830

4501 LOGAN ST.
 DENVER, CO 80216
 PH: (303) 836-6997
 FAX: (303) 923-3150



JOB NUMBER:
21-76,550
 DATE:
06-28-2021
 DRAWN BY:
B. OELKE
 CHECKED BY:
MV/JZG/JJK
 SHEET 6 OF 8



BROOMFIELD FILE: 18555 PALISADE FILING NO. 4 REPLAT D SHEET 6 OF 8 11/17/2021 1:25 PM

PALISADE PARK FILING NO. 4 REPLAT D FINAL PLAT

A REPLAT OF LOTS 2 AND 3, AND TRACTS A, C, D AND E, PALISADE PARK FILING
 NO. 4 FINAL PLAT, 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 8 OF 8

PUBLIC ACCESS EASEMENT

LINE #	LENGTH	DIRECTION
L100	7.85	S00°16'57"E
L101	313.03	S51°10'07"E
L102	25.00	S38°49'53"W
L103	55.00	N51°10'07"W
L104	180.51	S38°49'53"W
L105	73.00	S51°10'07"E
L106	73.00	S51°10'07"E
L107	660.26	N38°49'53"E
L108	72.55	N88°11'39"W
L109	72.35	N88°11'39"W
L110	565.35	S00°15'30"E
L111	25.00	S89°44'30"W
L112	59.00	N00°15'30"W
L113	107.95	S89°44'35"W
L114	68.00	S00°15'25"E
L115	68.00	N00°15'25"W
L116	164.96	S89°44'35"W
L117	25.00	N00°15'25"W
L118	347.90	N89°44'35"E
L119	431.35	N00°15'30"W
L120	423.77	N38°49'53"E
L121	149.00	N51°10'07"W
L122	88.27	S38°49'53"W
L123	25.00	N51°10'07"W
L124	596.90	N38°49'53"E
L125	7.85	N00°16'57"W
L126	67.00	S38°49'53"W
L127	149.00	N51°10'07"W
L128	67.00	N38°49'53"E
L129	149.00	S51°10'07"E
L130	290.00	S38°49'53"W
L131	149.00	N51°10'07"W
L132	290.00	N38°49'53"E
L133	149.00	S51°10'07"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C100	182.08	182.50	50°53'10"	S25°43'32"E	156.81
C101	39.27	25.00	90°00'00"	S83°49'53"W	35.36
C102	39.27	25.00	90°00'00"	S06°10'07"E	35.36
C103	39.27	25.00	90°00'00"	N83°49'53"E	35.36
C104	913.50	1475.00	35°29'04"	N21°05'21"E	898.97
C105	39.94	25.00	91°32'28"	N42°25'25"W	35.83
C106	40.15	25.00	92°00'56"	S45°47'53"W	35.97
C107	39.27	25.00	89°59'55"	N45°15'28"W	35.35
C108	39.27	25.00	90°00'00"	S44°44'35"W	35.36
C109	39.27	25.00	90°00'00"	N45°15'25"W	35.36
C110	39.27	25.00	90°00'05"	N44°44'39"E	35.36
C111	1023.37	1500.00	39°05'23"	N19°17'12"E	1003.64
C112	39.27	25.00	90°00'00"	N06°10'07"W	35.36
C113	39.27	25.00	90°00'00"	S83°49'53"W	35.36
C114	34.84	25.00	79°51'01"	N01°05'37"W	32.09
C115	147.53	207.50	40°44'11"	N20°39'02"W	144.44
C116	39.27	25.00	90°00'00"	S06°10'07"E	35.36
C117	39.27	25.00	90°00'00"	S83°49'53"W	35.36
C118	39.27	25.00	90°00'00"	N06°10'07"W	35.36
C119	39.27	25.00	90°00'00"	N83°49'53"E	35.36
C120	39.27	25.00	90°00'00"	S06°10'07"E	35.36
C121	39.27	25.00	90°00'00"	S83°49'53"W	35.36
C122	39.27	25.00	90°00'00"	N06°10'07"W	35.36
C123	39.27	25.00	90°00'00"	N83°49'53"E	35.36

UTILITY EASEMENT

LINE #	LENGTH	DIRECTION
L200	92.50	S51°10'07"E
L201	199.51	S38°49'53"W
L202	6.00	N51°10'07"W
L203	10.00	S38°49'53"W
L204	6.00	S51°10'07"E
L205	31.00	S38°49'53"W
L206	24.50	N51°10'07"W
L207	31.00	S38°49'53"W
L208	127.11	S51°10'07"E
L209	5.50	S38°49'53"W
L210	10.00	S51°10'07"E
L211	5.50	N38°49'53"E
L212	142.06	S51°10'07"E
L213	6.73	S38°49'53"W
L214	10.00	S51°10'07"E
L215	6.73	N38°49'53"E
L216	14.00	S51°10'07"E
L217	22.45	N38°49'53"E
L218	29.93	N06°10'07"W
L219	10.80	N38°49'53"E
L220	5.50	S51°10'07"E
L221	10.00	N38°49'53"E
L222	5.50	N51°10'07"W
L223	171.82	N38°49'53"E
L224	8.50	S51°10'07"E
L225	10.00	N38°49'53"E
L226	8.50	N51°10'07"W
L227	193.53	N38°49'53"E
L228	8.50	S51°10'07"E
L229	10.00	N38°49'53"E
L230	8.50	N51°10'07"W
L231	230.30	N38°49'53"E
L232	31.00	N51°35'02"W
L233	144.34	S38°49'53"W
L234	206.50	N51°10'07"W
L235	18.66	N38°49'53"E
L236	22.38	S51°10'07"E
L237	10.00	N38°49'53"E
L238	22.38	N51°10'07"W
L239	40.58	N38°49'53"E
L240	19.07	S51°10'07"E
L241	10.00	N38°49'53"E
L242	19.07	N51°10'07"W
L243	63.60	N38°49'53"E
L244	20.00	N51°35'02"W
L245	228.43	S38°49'53"W
L246	6.00	N51°10'07"W
L247	10.00	S38°49'53"W
L248	6.00	S51°10'07"E
L249	148.25	S38°49'53"W
L250	92.50	N51°10'07"W
L251	46.33	S38°49'53"W
L252	24.00	N51°10'07"W
L253	10.00	S38°49'53"W
L254	24.00	S51°10'07"E
L255	34.51	S38°49'53"W
L256	26.38	N51°10'07"W
L257	10.00	S38°49'53"W
L258	26.38	S51°10'07"E
L259	57.32	S38°49'53"W
L260	26.38	N51°10'07"W
L261	10.00	S38°49'53"W
L262	26.38	S51°10'07"E
L263	37.58	S38°49'53"W
L264	24.50	N51°10'07"W

LINE #	LENGTH	DIRECTION
L265	10.00	S38°49'53"W
L266	24.50	S51°10'07"E
L267	198.03	S38°49'53"W
L268	19.07	S51°10'07"E
L269	10.00	N38°49'53"E
L270	19.07	N51°10'07"W
L271	32.08	S38°49'53"W
L272	22.30	N51°10'07"W
L273	10.00	S38°49'53"W
L274	22.30	S51°10'07"E
L275	18.66	S38°49'53"W
L276	206.50	N51°10'07"W
L277	61.74	N38°49'53"E
L278	11.00	S51°10'07"E
L279	10.00	N38°49'53"E
L280	11.00	N51°10'07"W
L281	201.53	N00°15'25"E
L282	11.00	S51°10'07"E
L283	10.00	N38°49'53"E
L284	11.00	N51°10'07"W
L285	201.24	N38°49'53"E
L286	105.89	S51°10'07"E
L287	8.50	S38°49'53"W
L288	10.00	S51°10'07"E
L289	8.50	N38°49'53"E
L290	90.61	S51°10'07"E
L291	32.05	S38°49'53"W
L292	6.00	S51°10'07"E
L293	10.00	S38°49'53"W
L294	6.00	N51°10'07"W
L295	191.99	S38°49'53"W
L296	6.00	S51°10'07"E
L297	10.00	S38°49'53"W
L298	6.00	N51°10'07"W
L299	45.54	S38°49'53"W
L300	117.69	S36°55'27"W
L301	32.78	S30°16'48"W
L302	6.50	S59°43'12"E
L303	10.00	S30°16'48"W
L304	6.50	N59°43'12"W
L305	111.93	S30°16'48"W
L306	4.62	S59°43'12"E
L307	10.00	S30°16'48"W
L308	4.62	N59°43'12"W
L309	12.85	S30°16'48"W
L310	3.78	S23°05'31"W
L311	8.16	S66°54'29"E
L312	10.00	S23°05'31"W
L313	8.16	N66°54'29"W
L314	182.69	S23°05'31"W
L315	14.69	S14°58'45"W
L316	8.16	S75°01'15"E
L317	10.00	S14°58'45"W
L318	8.16	N75°01'15"W
L319	172.67	S14°58'45"W
L320	6.01	S75°01'15"E
L321	10.00	S14°58'45"W
L322	6.01	N75°01'15"W
L323	15.69	S06°51'59"W
L324	8.16	S83°08'01"E
L325	10.00	S06°51'59"W
L326	8.16	N83°08'01"W
L327	168.07	S06°51'59"W
L328	25.60	S00°15'30"E
L329	47.69	N89°44'30"E

LINE #	LENGTH	DIRECTION
L330	45.47	N88°11'05"W
L331	39.10	S00°15'30"E
L332	5.62	N89°44'30"E
L333	10.00	S00°15'30"E
L334	5.62	S89°44'30"W
L335	188.00	S00°15'30"E
L336	5.50	N89°44'30"E
L337	10.00	N00°15'30"E
L338	5.50	S89°44'30"W
L339	184.00	S00°15'30"E
L340	13.01	N89°44'30"E
L341	10.00	S00°15'30"E
L342	13.01	S89°44'30"W
L343	94.00	S00°15'30"E
L344	189.31	S89°44'35"W
L345	3.03	S44°44'35"W
L346	5.78	S00°15'25"E
L347	14.77	N89°44'35"E
L348	10.00	S00°15'25"E
L349	14.77	S89°44'35"W
L350	69.08	S00°15'25"E
L351	66.08	S00°15'25"E
L352	13.19	N89°44'35"E
L353	10.00	S00°15'25"E
L354	13.19	S89°44'35"W
L355	21.92	S00°15'25"E
L356	203.50	N89°44'35"E
L357	368.47	N89°44'35"E
L358	14.23	N00°15'25"W
L359	15.39	N89°44'35"E
L360	250.77	N00°15'30"W
L361	8.50	S89°44'30"W
L362	10.00	N00°15'30"W
L363	8.50	N89°44'30"E
L364	276.64	N00°15'30"W
L365	197.89	N06°51'59"E
L366	212.78	N14°58'45"E
L367	200.62	N23°05'31"E
L368	181.31	N30°16'48"E
L369	120.00	N36°55'27"E
L370	8.00	N51°10'07"W
L371	10.00	N38°49'53"E
L372	8.00	S51°10'07"E
L373	90.69	N38°49'53"E
L374	8.00	N51°10'07"W
L375	10.00	N38°49'53"E
L376	8.00	S51°10'07"E
L377	36.83	N38°49'53"E
L378	31.00	S51°35'02"E

LINE #	LENGTH	DIRECTION
L400	444.67	N90°00'00"E
L401	35.00	S00°00'00"E
L402	8.00	N90°00'00"W
L403	10.00	S00°00'00"E
L404	8.00	N90°00'00"E
L405	717.86	S00°00'00"E
L406	22.82	S45°00'00"W
L407	339.11	N90°00'00"W
L408	5.00	N00°00'08"E
L409	10.00	N90°00'00"W
L410	5.00	S00°00'08"W
L411	27.91	N90°00'00"W
L412	142.88	N70°46'13"W
L413	146.32	S70°46'13"E
L414	388.70	N90°00'00"E
L415	39.39	N45°00'00"E
L416	11.65	N00°00'00"E
L417	8.00	N90°00'00"E
L418	10.00	N00°00'00"E
L419	8.00	N90°00'00"W
L420	342.00	N00°00'00"E
L421	8.00	N90°00'00"E
L422	10.00	N00°00'00"E
L423	8.00	N90°00'00"W
L424	764.08	N00°00'00"E

LOTS 3 AND 4 UTILITY EASEMENT

LINE #	LENGTH	DIRECTION
L425	8.00	N90°00'00"E
L426	10.00	N00°00'00"E
L427	8.00	N90°00'00"W
L428	301.42	N00°00'00"E
L429	45.00	N90°00'00"W
L430	8.00	N00°00'00"E
L431	10.00	N90°00'00"W
L432	8.00	S00°00'00"E
L433	292.30	N90°00'00"W
L434	8.00	N00°00'00"E
L435	10.00	N90°00'00"W
L436	8.00	S00°00'00"E
L437	9.66	N90°00'00"W
L438	52.63	N00°00'00"E
L439	20.00	S89°36'52"W
L440	72.49	S00°00'00"E
L441	366.97	N90°00'00"E
L442	638.00	S00°00'00"E
L443	307.00	N90°00'00"W
L444	6.00	N00°00'00"E
L445	10.00	N90°00'00"W
L446	6.00	S00