

# PALISADE PARK FILING NO. 1 REPLAT E FINAL PLAT

## LEGAL DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
 LOT 1, PALISADE PARK FILING NO. 1 REPLAT D, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON 9/29/2021 AS REC. NO. 2021018035, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, 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 WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 TO BEAR NORTH 00°19'00" WEST, A DISTANCE OF 375.00 FEET TO A POINT, THENCE DEPARTING SAID WEST LINE, NORTH 89°36'48" EAST, A DISTANCE OF 557.28 FEET TO A POINT OF CURVATURE, THENCE SOUTH 89°36'48" WEST, A DISTANCE OF 537.61 FEET TO A POINT OF CURVATURE, AN INCLUDED ANGLE OF 90°04'12" AND SUSTAINED BY A CHORD BEARING SOUTH 42°45'10" WEST, A DISTANCE OF 42.45 FEET, THENCE SOUTH 00°23'12" EAST, A DISTANCE OF 285.00 FEET, THENCE SOUTH 89°36'48" WEST, A DISTANCE OF 537.61 FEET TO A POINT OF CURVATURE, AN INCLUDED ANGLE OF 90°04'12" AND SUSTAINED BY A CHORD BEARING NORTH 45°21'00" WEST, A DISTANCE OF 45.21 FEET, THENCE NORTH 00°19'00" WEST, A DISTANCE OF 375.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINING 167,186 SQ. FT. OR 3.84 ACRES, MORE OR LESS.

COMMENCING AT SAID SOUTHWEST CORNER THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER NORTH 00°19'00" WEST, A DISTANCE OF 375.00 FEET TO A POINT, THENCE DEPARTING SAID WEST LINE, NORTH 89°36'48" EAST, A DISTANCE OF 557.28 FEET TO THE POINT OF BEGINNING.  
 THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:  
 1) NORTH 89°36'48" EAST, A DISTANCE OF 557.28 FEET TO A POINT OF CURVATURE,  
 2) THENCE SOUTH 89°36'48" WEST, A DISTANCE OF 537.61 FEET TO A POINT OF CURVATURE, AN INCLUDED ANGLE OF 90°04'12" AND SUSTAINED BY A CHORD BEARING SOUTH 42°45'10" WEST, A DISTANCE OF 42.45 FEET,  
 3) THENCE SOUTH 00°23'12" EAST, A DISTANCE OF 285.00 FEET,  
 4) THENCE SOUTH 89°36'48" WEST, A DISTANCE OF 537.61 FEET TO A POINT OF CURVATURE, AN INCLUDED ANGLE OF 90°04'12" AND SUSTAINED BY A CHORD BEARING NORTH 45°21'00" WEST, A DISTANCE OF 45.21 FEET,  
 5) THENCE NORTH 00°19'00" WEST, A DISTANCE OF 375.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 167,186 SQ. FT. OR 3.84 ACRES, MORE OR LESS.  
 HAS AND OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PALISADE PARK FILING NO. 1 REPLAT E, AND BY THESE PRESENTS DEDICATES GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE RIGHTS-OF-WAY, 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

KEVAMARA, LLC, A COLORADO LIMITED LIABILITY CORPORATION  
 1515 MARKET STREET, SUITE 300,  
 DENVER, CO 80202  
 BY: [Signature]  
 (GARRETT BAUM)  
 TITLE: Manager  
 (MANAGER)  
 ACKNOWLEDGEMENT  
 STATE OF Colorado  
 ) SS.  
 COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February, A.D. 2025, BY GARRETT BAUM, MANAGER, KEVAMARA, LLC, A COLORADO LIMITED LIABILITY CORPORATION, AND VANESSA HINNAND, NOTARY PUBLIC, STATE OF COLORADO, MY COMMISSION EXPIRES 10/28/2027.  
[Signature]  
 (NOTARY PUBLIC SEAL)

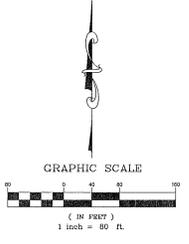
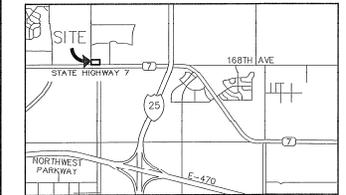
## APPROVALS

**LAND USE REVIEW COMMISSION CERTIFICATE**  
 THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 14th DAY OF October, 2025.  
 CHAIRMAN: [Signature] SECRETARY: [Signature]

## 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 30th DAY OF October, 2025.  
[Signature]  
 (CITY CLERK)

## VICINITY MAP

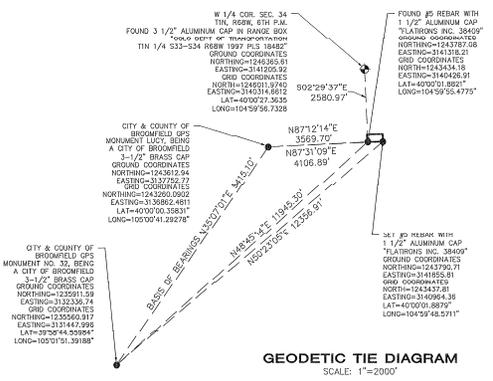


A REPLAT OF LOT 1, PALISADE PARK FILING NO. 1 REPLAT D,  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,  
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2  
 TOTAL AREA = 167,186 SQ FT, OR 3.84 ACRES, MORE OR LESS

## NOTES

- THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 1, PALISADE PARK FILING NO. 1 REPLAT D, INTO TWO LOTS AND DEDICATE CERTAIN EASEMENTS WITHIN RESULTANT LOTS.
- PROBITY NATIONAL TITLE COMMITMENT NUMBER 100-10070017-020-THIS AMENDMENT NO. 4, DATED MARCH 21, 2024 (NO TIME GIVEN), 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 A PORTION 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 DEDICATION SHOWN HEREON.
- BASES OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83) AT 83.972'. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD OPS MONUMENT NO. 32, BEING A 3/2" BRASS CAP STAMPED "CITY OF BROOMFIELD, CO. 35, 1995, 09" AND CITY AND COUNTY OF BROOMFIELD OPS AND NOS MONUMENT LUGS, BEING A CITY AND COUNTY OF BROOMFIELD 3/2" BRASS CAP IN CONCRETE, BEARS NORTH 30°07'00" EAST, A DISTANCE OF 840.10 FEET, AS SHOWN HEREON, BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD OPS 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 MEASURED 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 "G" ORDER, CLASS 2-1 "100,000" AS DESCRIBED IN THE "GEODETIC CONTROL NETWORKS" STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMISSION.
- THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.999716267
- ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- ACCESS EASEMENTS DEDICATED BY THIS PLAT ARE FOR PUBLIC ACCESS.
- UTILITY EASEMENTS ARE GRANTED AS SHOWN ON THE PLAT TO THE CITY AND COUNTY OF BROOMFIELD, 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 PROCEDURES, AS GRANTED, 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 & OUTSIDE DRIVE APPROX AND PARAVENTS.
- CONSISTENT WITH SECTION 16-28-190, NOTICE SHALL BE PROVIDED TO POTENTIAL PURCHASERS OR LESSEES AS FOLLOWS: AS REQUIRED BY SECTION 16-28-190 OF THE BROOMFIELD MUNICIPAL CODE, NOTICE IS HEREBY GIVEN THAT LOTS 1 AND 2 ARE WITHIN 2,000 FEET OF A PRODUCTION, FRACURED OR PROPOSED OIL OR GAS LOCATION OR A PLUGGED AND ABANDONED WELL FOR MORE INFORMATION CONTACT THE CITY AND COUNTY OF BROOMFIELD OR THE COLORADO OIL AND GAS CONSERVATION COMMISSION.
- 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 THEREIN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-20-030(O), B.M.C.



DESCRIPTION	AREA (AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	PLD OBLIGATION CREDIT (%)
LOT 1	1.38	KEVAMARA LLC	KEVAMARA, LLC	-
LOT 2	2.45	KEVAMARA LLC	KEVAMARA, LLC	-
TOTAL	3.84			

## LEGEND

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON INC. 38409"
- SET 1" BRASS TAG "FLATSURV L338409"
- CENTERLINE
- BOUNDARY LINE
- - - LOT LINE /TRACT LINE
- - - ADJACENT PARCEL LINES
- THE LINE

## SURVEYOR'S STATEMENT

I, JESS J. KUNTZ, 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 16-22 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)  
 PURSUANT TO COLORADO STATE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS RULE 1.60(2)(D) THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JESS J. KUNTZ  
 COLORADO P.L.S. 38409  
 VICE PRESIDENT, FLATIRONS, INC.  
 650 4TH AVENUE  
 LONGMONT, CO 80501

DATE	REVISION
05/20/2025	1 - INITIAL PLAT
05/20/2025	2 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	3 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	4 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	5 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	6 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	7 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	8 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	9 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	10 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	11 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	12 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	13 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	14 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	15 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	16 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	17 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	18 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	19 - REVISION FOR BROOMFIELD COMMENTS
05/20/2025	20 - REVISION FOR BROOMFIELD COMMENTS

FINAL PLAT  
 PALISADE PARK FILING NO. 1 REPLAT E

**Flatirons, Inc.**  
 Land Surveying Services  
 650 4TH AVENUE  
 LONGMONT, CO 80501  
 (303) 776-1133  
 (303) 443-7001



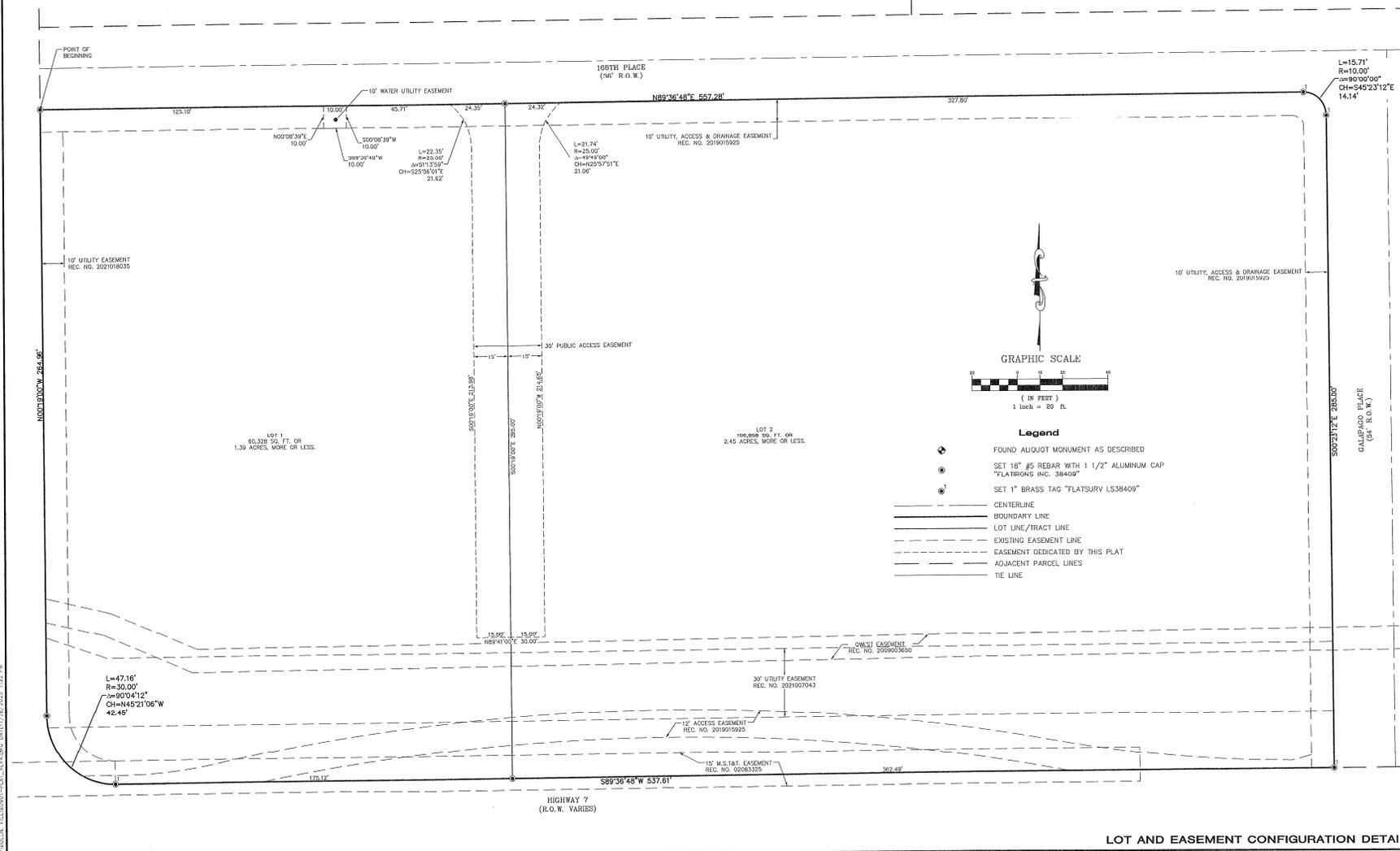
JOB NUMBER:  
 24-80.901  
 DATE:  
 04-11-2024  
 DRAWN BY:  
 B. CELKE  
 CHECKED BY:  
 MY/SP/ALK

# PALISADE PARK FILING NO. 1 REPLAT E FINAL PLAT

A REPLAT OF LOT 1, PALISADE PARK FILING NO. 1 REPLAT D,  
 LOCATED IN THE SOUTHWEST 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 2

LOT 3  
 PALISADE PARK FILING  
 NO. 1, REPLAT D  
 REC. NO. 202108035

LOT 4  
 PALISADE PARK FILING  
 NO. 1, REPLAT D  
 REC. NO. 202108035



NO.	REVISION	DATE
1	ISSUE FOR RECORD	04/11/2024
2	REVISION FOR BROOMFIELD COMMENTS	04/11/2024
3	REVISION FOR BROOMFIELD COMMENTS	04/11/2024
4	REVISION FOR BROOMFIELD COMMENTS	04/11/2024
5	REVISION FOR BROOMFIELD COMMENTS	04/11/2024
6	REVISION FOR BROOMFIELD COMMENTS	04/11/2024
7	REVISION FOR BROOMFIELD COMMENTS	04/11/2024
8	REVISION FOR BROOMFIELD COMMENTS	04/11/2024
9	REVISION FOR BROOMFIELD COMMENTS	04/11/2024
10	REVISION FOR BROOMFIELD COMMENTS	04/11/2024

FINAL PLAT  
 PALISADE PARK FILING NO. 1 REPLAT E

**Flatirons, Inc.**  
 Land Surveying Services  
 655 FOURTH AVE  
 DENVER, CO 80202  
 (303) 774-1150  
 (303) 443-7001  
 (303) 443-4997



JOB NUMBER:  
 24-80,901  
 DATE:  
 04-11-2024  
 DRAWN BY:  
 B. KELKE  
 CHECKED BY:  
 MV/EP/AJK  
 SHEET 2 OF 2

LOT AND EASEMENT CONFIGURATION DETAIL

BROOMFIELD EGRESS/REPLAT - PLAT - BROOMFIELD DATE: 05/20/2025 11:22 AM