

PALISADE PARK FILING NO. 1 REPLAT F FINAL PLAT

LEGAL DESCRIPTION

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

LOT 2, PALISADE PARK FILING NO. 1 REPLAT D, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON 9/30/2021 AT 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 2659.23 FEET BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 34, BEING A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX "BASELINE ENG 2016 TIN S33 LS 38285" AND THE WEST QUARTER CORNER OF SAID SECTION 34, BEING A FOUND 3 1/2" ALUMINUM CAP IN RANGE BOX "COLO DEPT OF TRANSPORTATION TIN 1/4 S33-S34 R68W 1997 PLS 18482", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHWEST CORNER; THENCE NORTH 82°59'51" EAST, A DISTANCE OF 694.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LOT 2 THE FOLLOWING EIGHT (8) COURSES:

- 1) NORTH 00°23'12" EAST, A DISTANCE OF 285.00 FEET TO A POINT OF CURVATURE;
- 2) THENCE 15.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN INCLUDED ANGLE OF 90°00'00" AND SUBTENDED BY A CHORD BEARING NORTH 44°36'48" EAST, A DISTANCE OF 14.14 FEET;
- 3) THENCE NORTH 89°36'48" EAST, A DISTANCE OF 559.29 FEET;
- 4) THENCE SOUTH 05°39'50" WEST, A DISTANCE OF 90.03 FEET TO A POINT OF CURVATURE;
- 5) THENCE 31.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 313.50 FEET, AN INCLUDED ANGLE OF 05°42'40" AND SUBTENDED BY A CHORD BEARING SOUTH 02°48'30" WEST, A DISTANCE OF 31.24 FEET;
- 6) THENCE SOUTH 00°02'50" EAST, A DISTANCE OF 144.46 FEET TO A POINT OF CURVATURE;
- 7) THENCE 46.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 89°39'37" AND SUBTENDED BY A CHORD BEARING SOUTH 44°46'59" WEST, A DISTANCE OF 42.30 FEET;
- 8) THENCE SOUTH 89°36'48" WEST, A DISTANCE OF 527.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 164,925 SQ. FT. OR 3.79 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PALISADE PARK FILING NO. 1 REPLAT F; 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

KEVAMRA, A COLORADO LIMITED LIABILITY CORPORATION
1512 MARKET STREET, SUITE 200
DENVER, CO 80202

BY: Garrett Baum
(GARRETT BAUM)

TITLE: _____
(MANAGER)

ACKNOWLEDGEMENT
STATE OF Colorado

) SS.
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May, A.D. 2025 BY Garrett Baum FOR
KEVAMRA, A COLORADO LIMITED LIABILITY CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 1/15/2028

SHEA SANCHEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184026174
MY COMMISSION EXPIRES 07/29/2028
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 19th DAY OF May, 2025, SUBJECT TO CITY COUNCIL CALL UP PROVISIONS ESTABLISHED WITHIN ORDINANCE NO. 2138.

CHAIRMAN: Garrett Makin
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 10th DAY OF June, 2025, PER CALL UP PROVISIONS ESTABLISHED WITHIN ORDINANCE NO. 2138.

MAYOR: Michelle Parker
CITY CLERK - DEPUTY

A REPLAT OF LOT 2, 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 = 164,925 SQ FT, OR 3.79 ACRES, MORE OR LESS

NOTES

1) THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 2, PALISADE PARK FILING NO. 1 REPLAT D, INTO TWO LOTS AND DEDICATE CERTAIN EASEMENTS WITHIN RESULTANT LOTS.

2) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 5509-4159290, DATED APRIL 24, 2024 AT 8:00 A.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 3/8" BRASS CAP STAMPED "CITY OF BROOMFIELD, NO. 32, 1995, GPS" AND CITY AND COUNTY OF BROOMFIELD GPS MONUMENT 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 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 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, OR 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.

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.

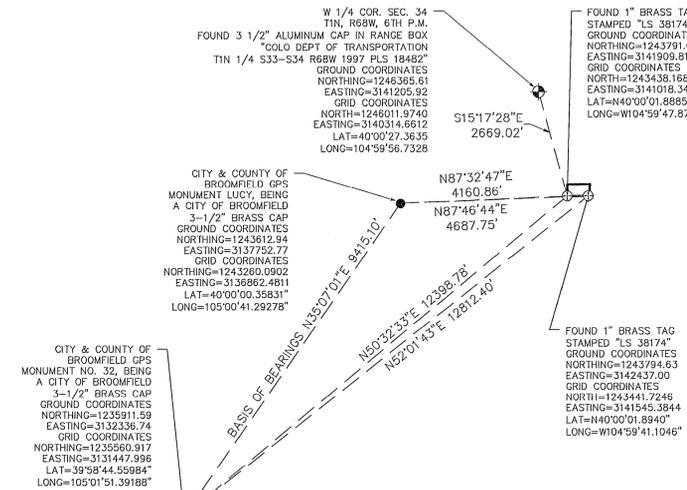
8) THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.999716267

9) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

10) ACCESS EASEMENTS DEDICATED BY THIS PLAT ARE FOR PUBLIC ACCESS.

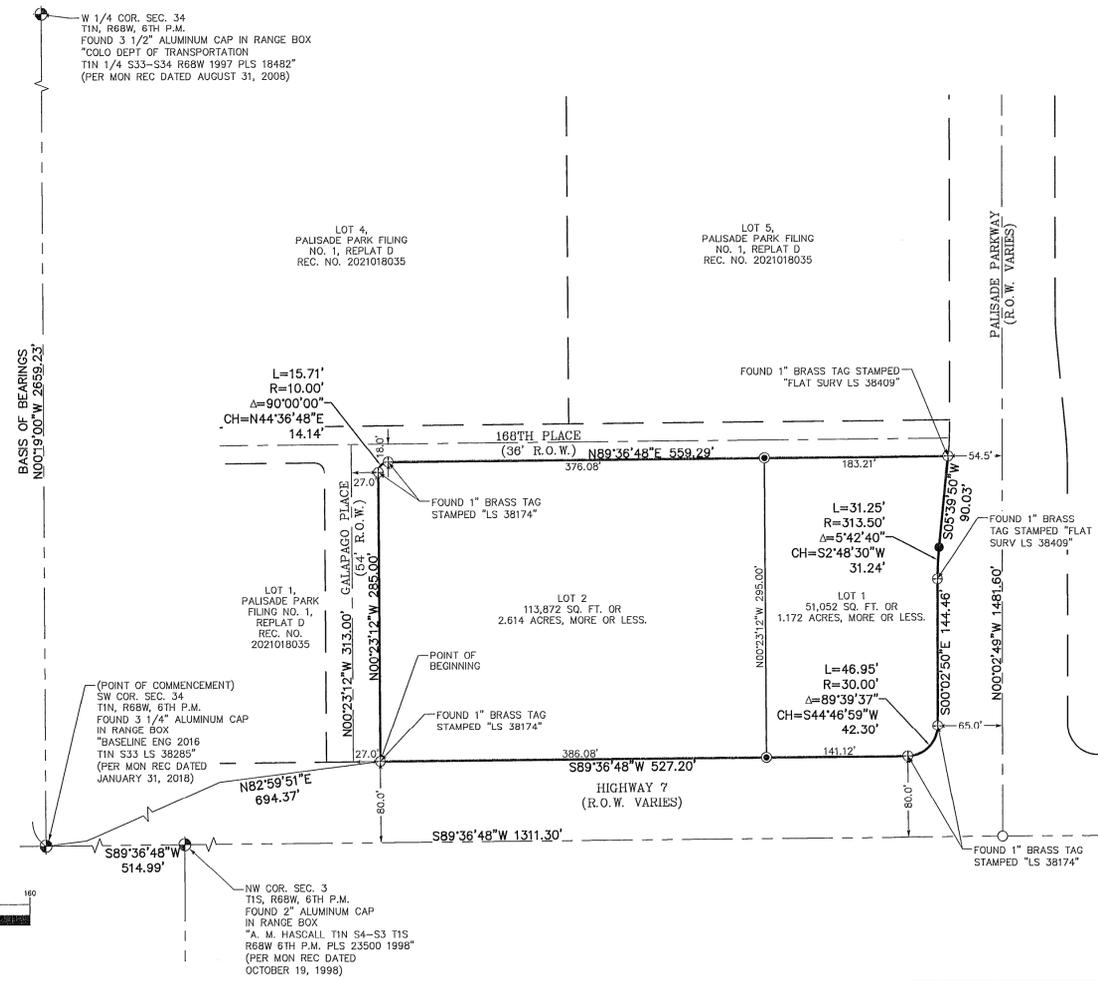
11) UTILITY EASEMENTS ARE GRANTED AS SHOWN ON THE PLAT TO THE CITY AND COUNTY OF BROOMFIELD, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY 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.

12) 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 PRODUCING, PERMITTED 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.



GEODETIC TIE DIAGRAM

SCALE: 1"=2000'



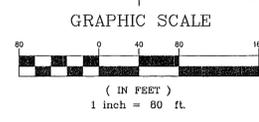
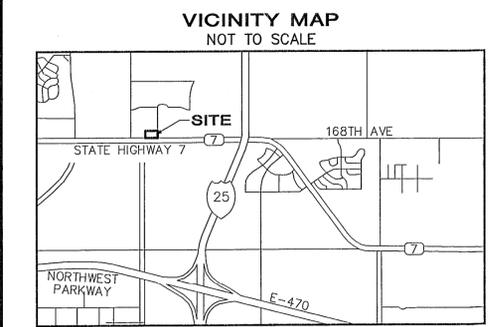
LEGEND

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC. 38409"
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 38409"
- ⊗ FOUND BRASS TAG AS DESCRIBED
- CENTERLINE
- BOUNDARY LINE
- LOT LINE/TRACT LINE
- ADJACENT PARCEL LINES
- TIE 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 16-20 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)
PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 1.6(1)(2) THE UNDERSIGNED HEREBY 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

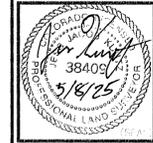
JESS J. KUNTZ
CO. #38409
VICE PRESIDENT, FLATIRONS, INC.
655 4TH AVENUE
LONGMONT, CO 80501



DATE	REVISION
1/24/2025	B. OELKE
2/7/2025	B. OELKE
5/7/2025	B. OELKE
5/8/2025	B. OELKE
	REMOVED LOT SUMMARY TABLE
	REMOVED PER BROOMFIELD COMMENTS
	REVISION WITH NEW ACCESS EASEMENT
	REVISION LOT LINE LOCATION

FINAL PLAT
PALISADE PARK FILING NO. 1 REPLAT F

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
7000 N. BROADWAY, SUITE 209
LONGMONT, CO 80501
DENVER, CO 80201
(303) 538-8887
(303) 443-7001



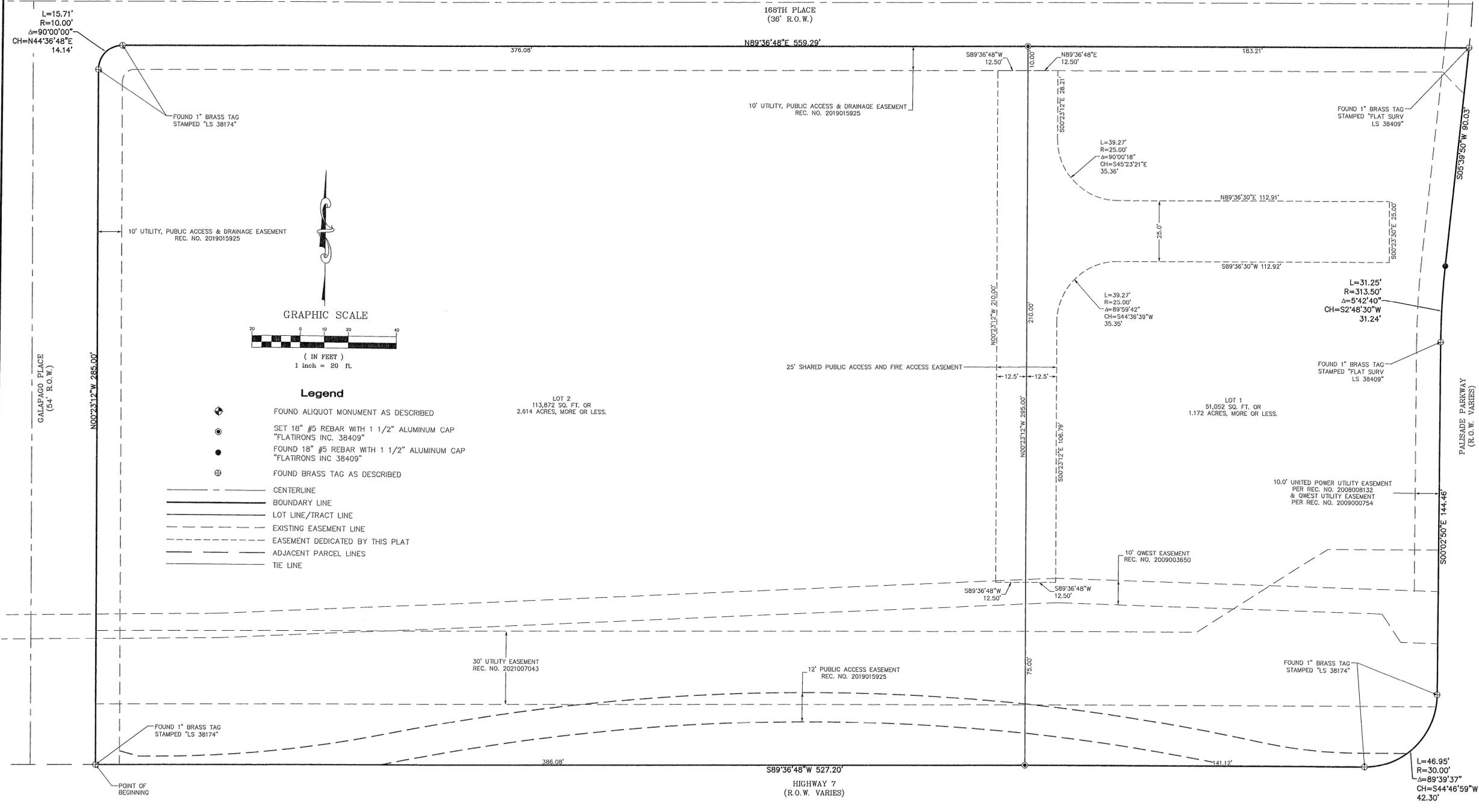
JOB NUMBER: 24-81,774
DATE: 09-06-2024
DRAWN BY: B. OELKE
CHECKED BY: JKK/TDH/EP
SHEET 1 OF 2

PALISADE PARK FILING NO. 1 REPLAT F FINAL PLAT

A REPLAT OF LOT 2, 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. 2021018035

LOT 4
 PALISADE PARK FILING
 NO. 1, REPLAT D
 REC. NO. 2021018035

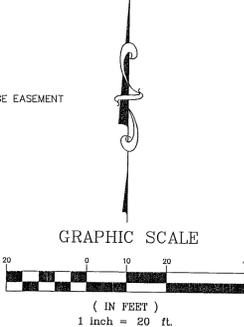


FOUND 1" BRASS TAG
 STAMPED "LS 38174"

10' UTILITY, PUBLIC ACCESS & DRAINAGE EASEMENT
 REC. NO. 2019015925

10' UTILITY, PUBLIC ACCESS & DRAINAGE EASEMENT
 REC. NO. 2019015925

FOUND 1" BRASS TAG
 STAMPED "FLAT SURV
 LS 38409"



- Legend**
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
 - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC. 38409"
 - FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC. 38409"
 - ⊕ FOUND BRASS TAG AS DESCRIBED
 - CENTERLINE
 - BOUNDARY LINE
 - LOT LINE/TRACT LINE
 - - - EXISTING EASEMENT LINE
 - - - EASEMENT DEDICATED BY THIS PLAT
 - - - ADJACENT PARCEL LINES
 - - - TIE LINE

LOT 2
 113,872 SQ. FT. OR
 2.614 ACRES, MORE OR LESS.

LOT 1
 51,052 SQ. FT. OR
 1.172 ACRES, MORE OR LESS.

10.0' UNITED POWER UTILITY EASEMENT
 PER REC. NO. 2008008132
 & WEST UTILITY EASEMENT
 PER REC. NO. 2009000754

10' WEST EASEMENT
 REC. NO. 2009003650

30' UTILITY EASEMENT
 REC. NO. 2021007043

12' PUBLIC ACCESS EASEMENT
 REC. NO. 2019015925

FOUND 1" BRASS TAG
 STAMPED "LS 38174"

FOUND 1" BRASS TAG
 STAMPED "LS 38174"

L=46.95'
 R=30.00'
 Δ=89°39'37"
 CH=S44°46'59"W
 42.30'

REVISION	DATE
1 - REVISE LOT LINE	1/24/2025 B. OELKE
2 - REVISE WITH NEW ACCESS EASEMENTS	2/7/2025 B. OELKE
3 - REVISED PER BROOMFIELD COMMENTS	5/7/2025 B. OELKE
4 - REMOVE LOT SUMMARY TABLE	5/6/2025 B. OELKE
5	
6	
7	
8	
9	

FINAL PLAT
 PALISADE PARK FILING NO. 1 REPLAT F

Flatirons, Inc.
 Land Surveying Services
 www.FlatironsInc.com
 655 FOURTH AVE. SUITE 305
 LONGMONT, CO 80501
 (303) 776-1733
 7000 N. BROADWAY,
 DENVER, CO 80221
 (303) 856-6967



38409
 5/8/25

JOB NUMBER:
 24-81,774
 DATE:
 09-06-2024
 DRAWN BY:
 B. OELKE
 CHECKED BY:
 JJK/TDH/EP