

2011082756 PL 07/12/2011 09:07 PM
 Page 1 of 1 1/2" x 11" ALUM. CAP
 \$200.00 Fee \$ 5

PALISADE PARK FILING NO. 2 FINAL PLAT

A REPLAT OF TRACT A, TRACT B & LOT 1, BLOCK 1, PALISADE PARK FILING NO. 1,
 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 1
 TOTAL AREA = 2,881,558 SQ FT, OR 66.15 ACRES, MORE OR LESS

LEGAL DESCRIPTION AND DEDICATIONS

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

TRACT A, TRACT B & LOT 1, BLOCK 1, PALISADE PARK FILING NO. 1, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON OCTOBER 10, 2007 AT RECEPTION NO. 200701923 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 26°50'19" EAST, A DISTANCE OF 1020.16 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 7; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.06 FEET, AN INCLUDED ANGLE OF 89°02'44", BEING SUBTENDED BY A CHORD BEARING NORTH 44°37'17" EAST, A DISTANCE OF 42.38 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LOWELL LANE; THENCE ALONG SAID SOUTH LINE NORTH 89°33'35" EAST, A DISTANCE OF 254.83 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 25.26 FEET, AN INCLUDED ANGLE OF 48°14'44", BEING SUBTENDED BY A CHORD BEARING SOUTH 89°45'50" WEST, A DISTANCE OF 24.52 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG SAID EAST LINE SOUTH 02°02'48" EAST, A DISTANCE OF 66.99 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HURON STREET; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 09°52'57" WEST, A DISTANCE OF 380.44 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 752.00 FEET, AN ARC LENGTH OF 150.53 FEET, AN INCLUDED ANGLE OF 10°09'56" WEST, BEING SUBTENDED BY A CHORD BEARING SOUTH 04°55'30" WEST, A DISTANCE OF 130.37 FEET;
- 3) THENCE SOUTH 02°02'49" EAST, A DISTANCE OF 561.88 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.00 FEET, AN INCLUDED ANGLE OF 89°45'50", BEING SUBTENDED BY A CHORD BEARING SOUTH 44°30'06" WEST, A DISTANCE OF 42.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HURON STREET.

THENCE ALONG SAID NORTH LINE THE FOLLOWING EIGHTEEN (18) COURSES:

- 1) SOUTH 89°43'01" WEST, A DISTANCE OF 99.57 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 252.00 FEET, AN ARC LENGTH OF 75.07 FEET, AN INCLUDED ANGLE OF 16°23'06", BEING SUBTENDED BY A CHORD BEARING NORTH 82°32'47" WEST, A DISTANCE OF 71.02 FEET;
- 3) THENCE NORTH 73°53'53" WEST, A DISTANCE OF 269.41 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 302.00 FEET, AN ARC LENGTH OF 86.36 FEET, AN INCLUDED ANGLE OF 16°23'06", BEING SUBTENDED BY A CHORD BEARING NORTH 82°32'47" WEST, A DISTANCE OF 71.02 FEET;
- 5) THENCE NORTH 89°43'01" WEST, A DISTANCE OF 590.48 FEET TO A POINT OF CURVATURE;
- 6) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 302.00 FEET, AN ARC LENGTH OF 86.36 FEET, AN INCLUDED ANGLE OF 16°23'06", BEING SUBTENDED BY A CHORD BEARING NORTH 82°32'47" WEST, A DISTANCE OF 71.02 FEET;
- 7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 83.50, AN ARC LENGTH OF 121.85 FEET, AN INCLUDED ANGLE OF 83°39'48", BEING SUBTENDED BY A CHORD BEARING SOUTH 89°43'01" WEST, A DISTANCE OF 111.33 FEET TO A POINT OF CURVATURE;
- 8) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 79.50 FEET, AN ARC LENGTH OF 58.01 FEET, AN INCLUDED ANGLE OF 41°48'24", BEING SUBTENDED BY A CHORD BEARING NORTH 82°32'47" WEST, A DISTANCE OF 71.02 FEET;
- 9) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 56.73 FEET, AN ARC LENGTH OF 35.83 FEET, AN INCLUDED ANGLE OF 07°07'30", BEING SUBTENDED BY A CHORD BEARING SOUTH 89°43'01" WEST, A DISTANCE OF 59.39 FEET TO A POINT OF CURVATURE;
- 10) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 237.00 FEET, AN ARC LENGTH OF 101.98 FEET, AN INCLUDED ANGLE OF 14°23'33", BEING SUBTENDED BY A CHORD BEARING SOUTH 77°23'24" WEST, A DISTANCE OF 101.19 FEET;
- 11) THENCE SOUTH 65°03'48" WEST, A DISTANCE OF 281.51 FEET TO A POINT OF CURVATURE;
- 12) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 153.00 FEET, AN ARC LENGTH OF 101.98 FEET, AN INCLUDED ANGLE OF 24°33'33", BEING SUBTENDED BY A CHORD BEARING SOUTH 77°20'20" WEST, A DISTANCE OF 65.06 FEET;
- 13) THENCE SOUTH 89°36'51" WEST, A DISTANCE OF 423.58 FEET TO A POINT OF CURVATURE;
- 14) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 286.50 FEET, AN ARC LENGTH OF 35.83 FEET, AN INCLUDED ANGLE OF 07°07'30", BEING SUBTENDED BY A CHORD BEARING NORTH 82°32'47" WEST, A DISTANCE OF 35.83 FEET;
- 15) THENCE NORTH 83°15'39" WEST, A DISTANCE OF 59.39 FEET TO A POINT OF CURVATURE;
- 16) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 313.50, AN ARC LENGTH OF 38.99, AN INCLUDED ANGLE OF 07°07'30", BEING SUBTENDED BY A CHORD BEARING NORTH 82°32'47" WEST, A DISTANCE OF 38.96 FEET;
- 17) THENCE SOUTH 89°36'51" WEST, A DISTANCE OF 114.97 FEET TO A POINT OF CURVATURE;
- 18) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.16 FEET, AN INCLUDED ANGLE OF 90°04'09", BEING SUBTENDED BY A CHORD BEARING NORTH 45°20'53" WEST, A DISTANCE OF 42.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 7;

THENCE ALONG SAID EAST LINE NORTH 00°19'00" WEST, A DISTANCE OF 1149.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,881,558 SQUARE FEET OR 66.15 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PALISADE PARK FILING NO. 2 FINAL PLAT, AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES. AREAS WITHIN THE WATERLINE EASEMENT ENCLOSED WITHIN LOT 2, ANY BENEFITTED PARTY INTERESTING THE EASEMENT AREA TO DO ANY WORK SHALL RESTORE THE SURFACE TO THE SAME CONDITION IT WAS AT THE TIME OF ENTRY.

OWNERS CERTIFICATE

KEVAMRA, LLC
 BY: [Signature]
 Title: Manager
 ACKNOWLEDGMENT
 STATE OF Colorado
 COUNTY OF Broomfield
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF August, 2011, BY KEVAMRA, LLC
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 06-11-2013

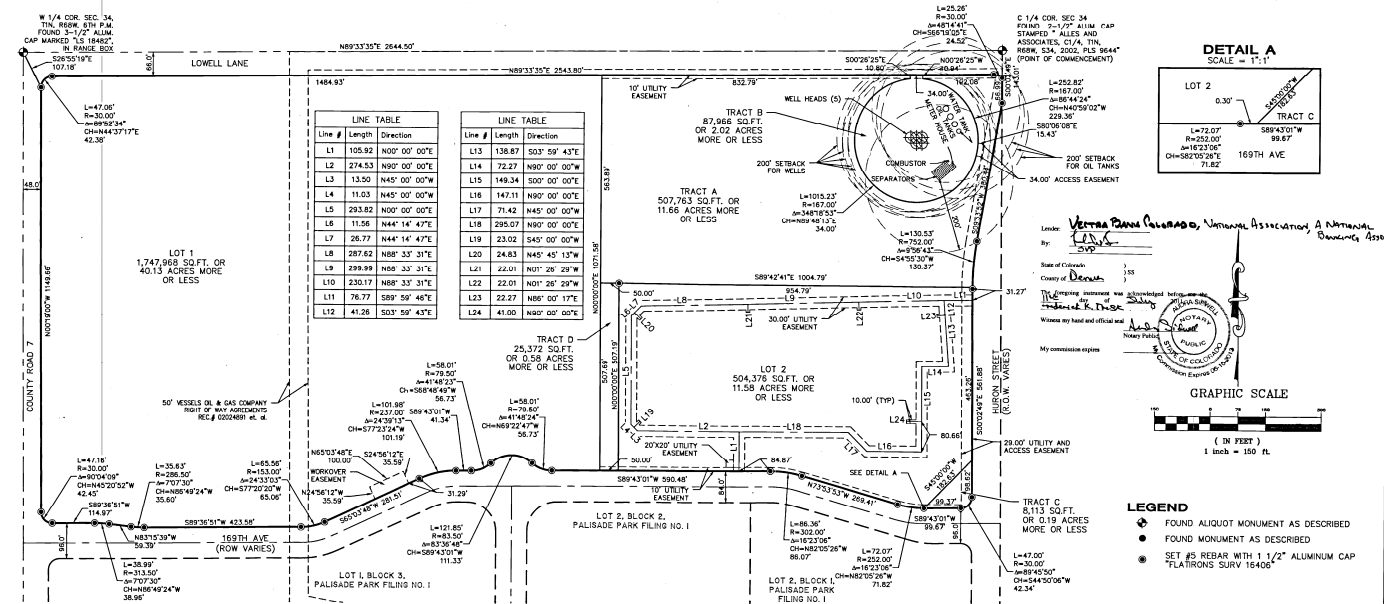
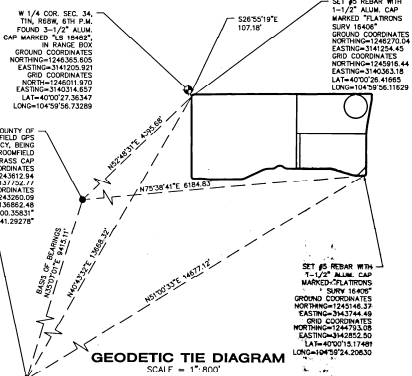
[Signature]
 NOTARY PUBLIC
 STATE OF COLORADO
 MY COMMISSION EXPIRES 06-11-2013

NOTES

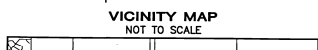
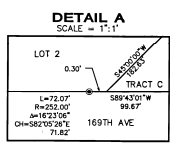
- 1) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER A8070288457, DATED MARCH 7, 2011 AT 3:00 P.M. WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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 (NAD83) AT 85°59'2.4" EAST BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 32, BEING A 3-1/2" BRASS CAP STAMPED "CITY OF BROOMFIELD, NO. 32, 1995, GPS" AND CITY AND COUNTY OF BROOMFIELD AND NCS GPS MONUMENT LUCY, BEING A CITY AND COUNTY OF BROOMFIELD 3-1/2" BRASS CAP IN CONCRETE, BEARS NORTH 35°07'01" EAST, A DISTANCE OF 9415.11 FEET, AS SHOWN HEREON, BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY COMES A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-408. WHOEVER WILLFULLY DESTROYS, DISPLACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER SECTION CORNER, OR MEASUREMENT POINT, OR GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WILDFIRE TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DISTURBS, 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, TO U.S.C. § 1059 (5009).

NOTES (CONTINUED)

- 5) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE ROUND UNLESS OTHERWISE NOTED.
- 6) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C" ORDER, CLASS 2-L 1:50,000" AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONS, TILDMONUMENTS 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 = 0.999716287/1.0002383814
- 8) ALL MEASUREMENTS ARE U.S. SURVEY FEET.
- 9) THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.
10. 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 16-20-13003 of the Broomfield Municipal Code.



Line #	Length	Direction
L1	105.92	N00°00'00"E
L2	274.53	N90°00'00"E
L3	13.50	N45°00'00"W
L4	11.03	N45°00'00"W
L5	293.82	N00°00'00"E
L6	11.56	N44°14'47"E
L7	76.71	N44°14'47"E
L8	287.62	N89°33'37"E
L9	239.89	N89°33'37"E
L10	230.17	N89°33'37"E
L11	76.77	S89°59'46"E
L12	41.26	S03°59'43"E
L13	138.87	S03°59'43"E
L14	72.27	N90°00'00"W
L15	149.34	S00°00'00"E
L16	147.11	N90°00'00"E
L17	71.42	N45°00'00"W
L18	295.07	N90°00'00"E
L19	23.02	S45°00'00"E
L20	24.83	N45°45'12"W
L21	22.01	N01°26'29"W
L22	22.01	N01°26'29"W
L23	22.27	N80°00'17"E
L24	41.00	N90°00'00"E



SURVEYOR'S CERTIFICATE

I, JOHN B. GUYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT ON BEHALF OF FLATRONS, INC., THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST. THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. THIS LAND SURVEY COMPLIES WITH THE REQUIREMENTS OF C.R.S. SEC. 38-51-106.

[Signature]
 JOHN B. GUYTON
 COLORADO P.L.S. #10606
 CHAIRMAN/REGISTERED LAND SURVEYOR JOB NO. 11-58,130

Flatrions, Inc.
 Surveying, Engineering & Geomatics
 3825 IRLS AVE., STE. 300 BOULDER, CO 80504
 (303) 443-7001
 (303) 443-9830
 655 FOURTH AVE. DENVER, CO 80202
 (303) 778-1733
 (303) 778-4355

APPROVALS

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 20th DAY OF August, 2011.

[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 20th DAY OF August, 2011.

[Signature]
 MAYOR
[Signature]
 CITY CLERK, Dorothy