

2015014546 PL 11/16/2015 02:06 PM
Page: 1 of 1 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
LOTS 1-5 INCLUSIVE, BLOCK 3, PALISADE PARK FILING NO. 3, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON NOVEMBER 15, 2013 AT RECEPTION NO. 2013051975 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:

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:

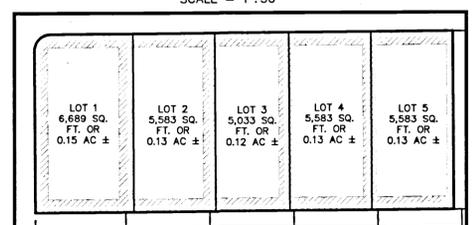
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 21°17'37" EAST, A DISTANCE OF 688.56 FEET TO THE NORTHWEST CORNER OF LOT 18, BLOCK 3, PALISADE PARK FILING NO. 3, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST AND NORTH LINES OF SAID BLOCK 3 THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°19'00" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; 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", BEING SUBTENDED BY A CHORD BEARING NORTH 44°41'00" EAST, A DISTANCE OF 14.14 FEET;
- 2) THENCE NORTH 89°41'00" EAST, A DISTANCE OF 249.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 3;
- 3) THENCE DEPARTING THE NORTH LINE OF SAID BLOCK 3 AND ALONG THE WEST LINE OF SAID LOT 6 SOUTH 00°19'00" EAST, A DISTANCE OF 110.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF LOTS 14-18 OF SAID BLOCK 3 SOUTH 89°41'00" WEST, A DISTANCE OF 259.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 18, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 28,469 SQUARE FEET OR 0.65 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "PALISADE PARK, FILING NO. 3 REPLAT B"; 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.

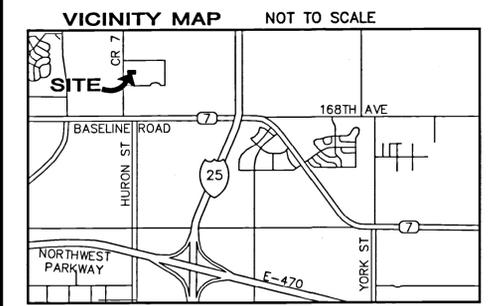
EXISTING EASEMENTS DETAIL
SCALE = 1"=50'



OWNERS CERTIFICATE

TAYLOR MORRISON OF COLORADO INC.
BY: THOMAS HENNESSY
TITLE: DIVISION PRESIDENT
ACKNOWLEDGEMENT
STATE OF Colorado
COUNTY OF Arapahoe
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June A.D. 2015 BY Tom Hennessy FOR TAYLOR MORRISON OF COLORADO INC
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 5/11/2019

1420 WEST CANAL CT SUITE 170
LITTLETON, CO 80120



PALISADE PARK, FILING NO. 3 REPLAT B, MINOR SUBDIVISION

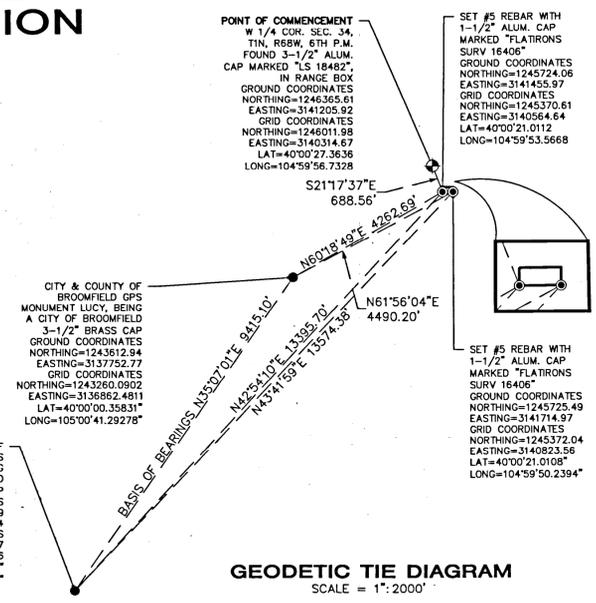
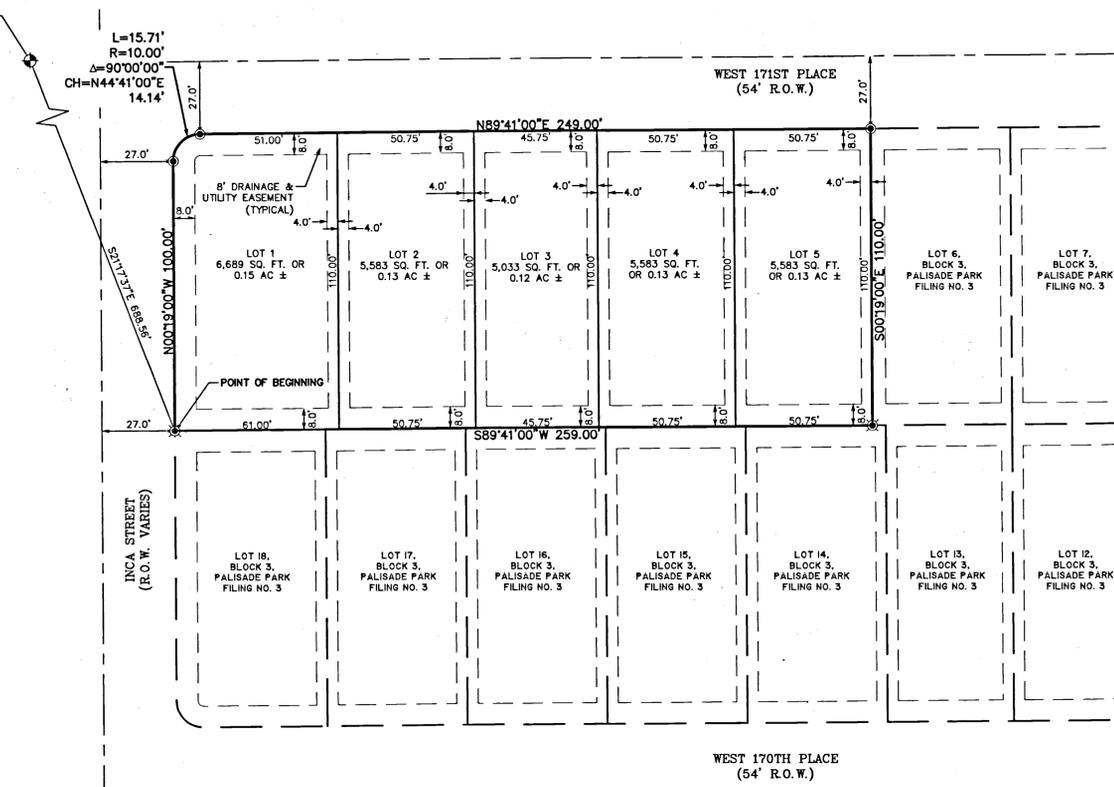
A REPLAT OF LOTS 1-5, BLOCK 3 PALISADE PARK FILING NO. 3 FINAL PLAT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 1
TOTAL AREA = 28,469 SQ FT, OR 0.65 ACRES, MORE OR LESS

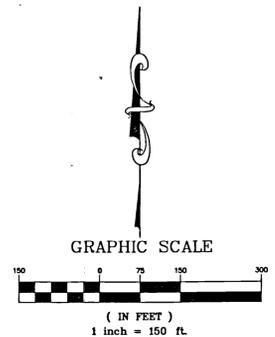
NOTES

- 1) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABD70352960.1-3, DATED APRIL 23, 2015 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 A PORTION 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 3/2" 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.
- 4) 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, 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.
- 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) 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.

POINT OF COMMENCEMENT
W 1/4 COR. SEC. 34,
T1N, R68W, 6TH P.M.
FOUND 3-1/2" ALUM.
CAP MARKED "S 18482"
IN RANGE BOX
GROUND COORDINATES
NORTHING=1246365.61
EASTING=3141205.92
GRID COORDINATES
NORTHING=1246011.88
EASTING=3140314.67
LAT=40°00'27.3636
LONG=104°59'56.7328



LEGEND
● FOUND ALIQUOT MONUMENT AS DESCRIBED
● SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"



BOUNDARY CLOSURE REPORT

Course: N00°19'00"W Length: 100.00'
Length: 15.71' Radius: 10.00'
Delta: 090°00'00"
Chord: 14.14' Course: N44°41'00"E Length: 249.00'
Course: N89°41'00"E Length: 249.00'
Course: S00°19'00"E Length: 110.00'
Course: S89°41'00"W Length: 259.00'
Perimeter: 733.71' Area: 28469 Sq. Ft.
Error Closure: 0.00 Course: N90°00'00"E
Error North: 0.000 East: 0.000
Precision 1: 733710000.00

CITY MANAGER'S CERTIFICATE

THIS MINOR SUBDIVISION IS HEREBY APPROVED AND THE DEDICATION ACCEPTED BY THE CITY AND COUNTY MANAGER THIS 12th DAY OF November, 2015
Chad CITY MANAGER
K.S. DEPUTY CITY MANAGER

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THIS MINOR SUBDIVISION IS HEREBY APPROVED AND THE DEDICATION ACCEPTED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT ON THIS 12th DAY OF November, 2015
David DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVALS

ATTORNEY'S CERTIFICATE

I, James G. Benjamin AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS GRANTING ANY EASEMENT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS
7867 REGISTRATION NO.

SURVEYOR'S CERTIFICATE

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

Table with columns for REVISION, DATE, and MINOR SUBDIVISION PALISADE PARK, FILING NO. 3 REPLAT B.

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BOULDER, CO 80301 DENVER, CO 80205
FAX: (303) 443-9830 PH: (303) 938-6997



JOB NUMBER:
15-65,316-B
DATE:
05-05-2015
DRAWN BY:
B. LUNN
CHECKED BY:
NV/ETB/WW
SHEET 1 OF 1