

PALISADE PARK FILING NO. 4 FINAL PLAT

A PARCEL OF LAND, 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 2

TOTAL AREA = 5,888,845 SQ FT, OR 135.19 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 AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, RECORDED ON DATED 12/13/2010 AT RECEPTION NO. 2010013764 AND ON 05/14/2009 AT RECEPTION NO. 20090061000, LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., 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 3/4" 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 3/4" BRASS CAP IN CONCRETE, BEARS NORTH 35°07'01" EAST, A DISTANCE OF 9415.10 FEET WITH ALL BEARINGS HEREIN RELATED THERETO:

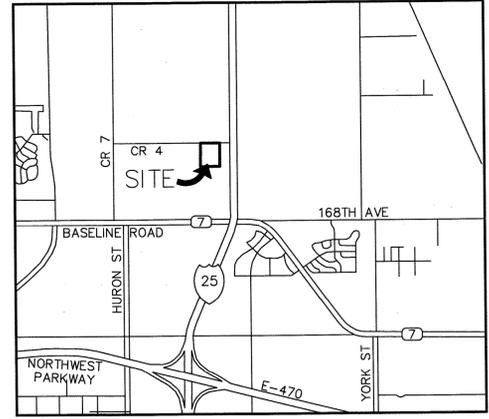
BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 34; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 34, NORTH 0°03'32" EAST, A DISTANCE OF 2653.82 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89°44'35" EAST, A DISTANCE OF 2298.32 FEET; THENCE SOUTH 0°05'41" WEST, A DISTANCE OF 2652.82 FEET; THENCE SOUTH 89°43'03" WEST, A DISTANCE OF 2296.67 FEET TO 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 THAT PARCEL CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, BY THE DEED RECORDED MARCH 7, 2000 UNDER RECEPTION NO. 2753972; AND EXCEPT ANY PORTION LYING WITHIN ROADS, STREETS AND THOROUGHFARES, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 5,888,845 SQUARE FEET OR 135.19 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, 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.

VICINITY MAP NOT TO SCALE



NOTES

- 1) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABD70254258, DATED JANUARY 27, 2016 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.
- 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 3/4" BRASS CAP STAMPED "CITY OF BROOMFIELD, NO. 32, 1995, GPS" AND CITY AND COUNTY OF BROOMFIELD GPS AND NGS MONUMENT LUCY, BEING A CITY AND COUNTY OF BROOMFIELD 3/4" 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.
- 10) TRACT A IS TO BE OWNED AND MAINTAINED BY DEVELOPER, OWNER'S ASSOCIATION OR SPECIAL DISTRICT. TRACT A INCLUDES 6 OPERATIONAL WELLS (TO THE BEST OF OUR KNOWLEDGE) AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT ENTERED INTO ON JULY 17TH, 2007, AMONG HURON AND I-25 LAND, LLC, KEVAMRA, LLC, BROOMFIELD URBAN RENEWAL AUTHORITY, ENCANIA OIL & GAS (USA), INC. AND KERR-MCGEE OIL & GAS ONSHORE, LP.
- 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 THERON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-20-030(0), B.M.C.

OWNERS CERTIFICATE

UF KEVAMRA 725, LLC
 1529 MARKET ST, SUITE 200
 DENVER CO, 80202

BY: [Signature]
 (GARRETT BAUM)

TITLE: _____
 (MANAGER)

ACKNOWLEDGEMENT
 STATE OF Colorado
 COUNTY OF Broomfield

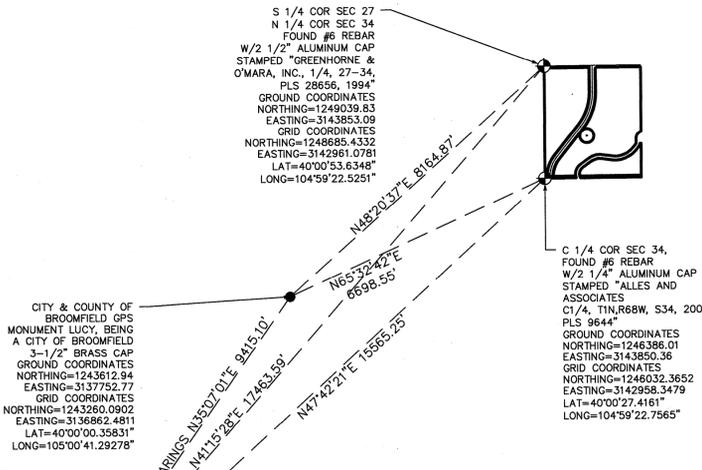
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF April A.D. 2016 BY Garrett A. Baum FOR UF KEVAMRA 725, LLC

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES Feb. 4, 2018



NOTARY PUBLIC (SEAL)

Tract Table			
Tract	Acreage	Use	Ownership/Maintenance
A	2.03	OIL & GAS FACILITY	TO BE PRIVATELY OWNED & MAINTAINED
B	0.54	TRACT IS RESERVED FOR POTENTIAL FUTURE ROW EXPANSION PENDING TRAFFIC ANALYSIS AND OR CCOB TRAFFIC MASTERPLAN UPDATE REQUIRING ROW BEYOND WHAT IS DEDICATED BY THIS PLAT	TO BE PRIVATELY OWNED & MAINTAINED
C	0.53	TRACT IS RESERVED FOR POTENTIAL FUTURE ROW EXPANSION PENDING TRAFFIC ANALYSIS AND OR CCOB TRAFFIC MASTERPLAN UPDATE REQUIRING ROW BEYOND WHAT IS DEDICATED BY THIS PLAT	TO BE PRIVATELY OWNED & MAINTAINED
D	0.55	TRACT IS RESERVED FOR POTENTIAL FUTURE ROW EXPANSION PENDING TRAFFIC ANALYSIS AND OR CCOB TRAFFIC MASTERPLAN UPDATE REQUIRING ROW BEYOND WHAT IS DEDICATED BY THIS PLAT	TO BE PRIVATELY OWNED & MAINTAINED
E	1.46	TRACT IS RESERVED FOR POTENTIAL FUTURE ROW EXPANSION PENDING TRAFFIC ANALYSIS AND OR CCOB TRAFFIC MASTERPLAN UPDATE REQUIRING ROW BEYOND WHAT IS DEDICATED BY THIS PLAT	TO BE PRIVATELY OWNED & MAINTAINED
F	0.44	TRACT IS RESERVED FOR POTENTIAL FUTURE ROW EXPANSION PENDING TRAFFIC ANALYSIS AND OR CCOB TRAFFIC MASTERPLAN UPDATE REQUIRING ROW BEYOND WHAT IS DEDICATED BY THIS PLAT	TO BE PRIVATELY OWNED & MAINTAINED



GEODETIC TIE DIAGRAM
 SCALE = 1"=2000'

APPROVALS

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 11th DAY OF April 2016
[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 26th DAY OF April 2016
[Signature] MAYOR
[Signature] CITY CLERK DEPUTY



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 FLATRONS, 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 COORDINATE SYSTEM NAD83/92 (SEE NOTE 3)

JOHN B. GUYTON COLORADO P.L.S. #16406
 CHAIRMAN & CEO, FLATRONS, INC.
 3825 IRIS AVENUE
 SUITE 395
 BOULDER, CO 80501



REVISION	DATE	BY
1 - CITY COMMENTS	03/24/2016	BOL
2 - TITLE COMMENTS	03/29/2016	BOL
3 - CITY COMMENTS	04/20/2016	BOL
4 - CITY COMMENTS	04/22/2016	BOL
5		
6		
7		
8		
9		

FINAL PLAT
 PALISADE PARK FILING NO. 4

FLATRONS, INC.
 Surveying, Engineering & Geomatics
 www.flatronsinc.com
 3825 IRIS AVE, STE 395 3660 DOWNING ST
 BOULDER, CO 80501 DENVER, CO 80205
 PH: (303) 776-1735 PH: (303) 443-9830
 PH: (303) 776-4358 PH: (303) 936-6997



JOB NUMBER:
 15-66,891
 DATE:
 01-25-2016
 DRAWN BY:
 B. LUND
 CHECKED BY:
 BLO/JZC/ETB
 SHEET 1 OF 2

PALISADE PARK FILING NO. 4 FINAL PLAT

A PARCEL OF LAND, 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 2

CLOSURE REPORT

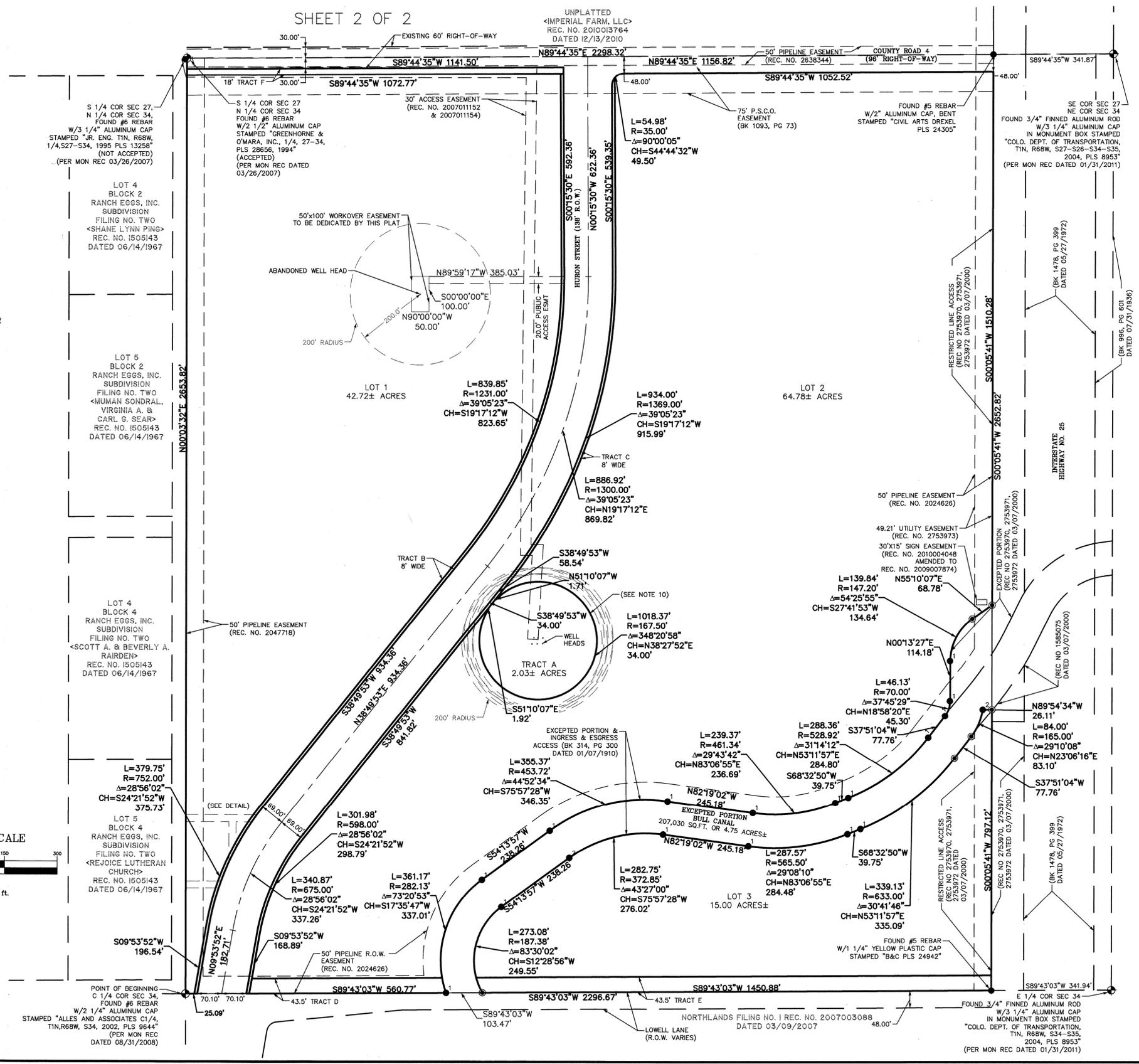
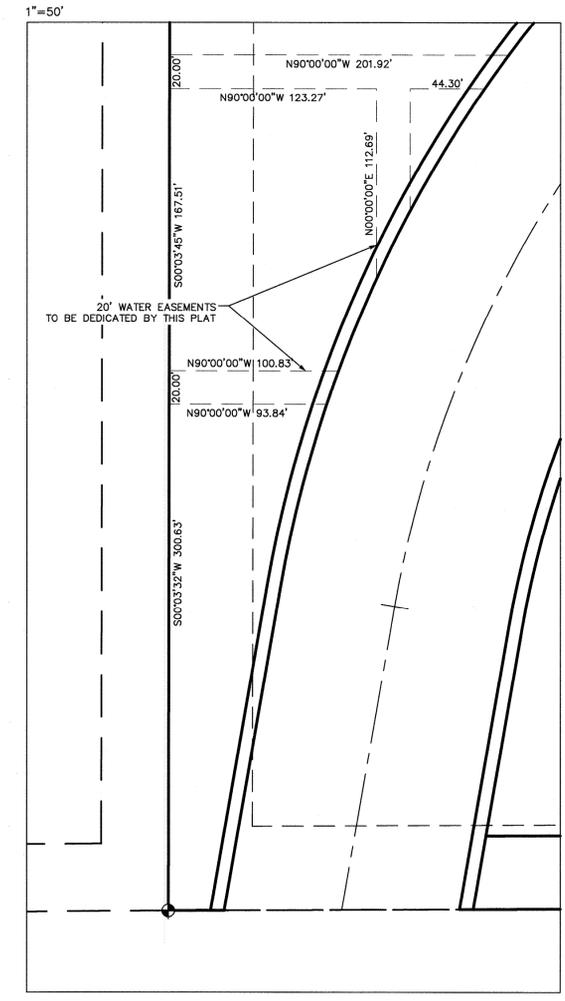
Course: N00°03'32"E Length: 2653.82'
 Course: N89°44'35"E Length: 2298.32'
 Course: S00°05'41"W Length: 2652.82'
 Course: S89°43'03"W Length: 2296.67'

Perimeter: 9901.63' Area: 6095875 Sq. Ft.
 Error Closure: 0.02 Course: S12°28'54"W
 Error North: -0.015 East: -0.003
 Precision: 1: 495081.50

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 16406"

DETAIL



DATE	REVISION
03/24/2016	1 - CITY COMMENTS
03/29/2016	2 - CITY COMMENTS
04/20/2016	3 - CITY COMMENTS
04/22/2016	4 - CITY COMMENTS
04/22/2016	5 - CITY COMMENTS
04/22/2016	6 - CITY COMMENTS
04/22/2016	7 - CITY COMMENTS
04/22/2016	8 - CITY COMMENTS

FINAL PLAT
 PALISADE PARK FILING NO. 4

Flatirons, Inc.
 Surveying, Engineering & Geomatics
 www.flatironsinc.com
 655 FOURTH AVE. UNIT E 395
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 PH: (303) 778-1733 PH: (303) 443-7001 PH: (303) 443-9830
 FAX: (303) 776-4355 FAX: (303) 443-9830



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