

N:\co3519 - Summerfield Keenesburg East\Drawings\Survey Documents\Plat\3519 PRELIM PLAT NORTH.dwg, 10/19/2021 12:21:10 PM, Joyme Hobin

PRELIMINARY PLAT
SUMMERFIELD NORTH
LOCATED IN THE SOUTH EAST 1/4 OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF KEENESBURG, WELD COUNTY, COLORADO

SURVEYOR'S STATEMENT:

I, AARON A. DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS FINAL SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, THAT THE MONUMENTATION AS INDICATED HEREON WAS FOUND OR SET AS SHOWN, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

AARON A. DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

OWNERSHIP AND DEDICATION STATEMENT
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, BEING THE SOLE OWNER(S) OF THE LAND SHOWN IN THIS PRELIM PLAT SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING ALL OF LOT 2, SLOAN MINOR SUBDIVISION, AS SHOWN IN RECEPTION NO. 3949849 OF WELD COUNTY, COLORADO

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, SLOAN MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO,

CONTAINING 61.142 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF SUMMERFIELD NORTH, A SUBDIVISION OF A PART OF THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE TOWN OF KEENESBURG THE STREETS, AVENUES, AND OTHER PUBLIC PLACES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF KEENESBURG AND ALL SERVING PUBLIC UTILITIES AND OTHER APPROPRIATE ENTITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF KEENESBURG, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF KEENESBURG SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF KEENESBURG, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF KEENESBURG, COLORADO

MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

BY: _____

NAME: MARCUS PALKOWITSH

TITLE: GENERAL PARTNER

NOTARY CERTIFICATE
STATE OF COLORADO }
COUNTY OF WELD }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021 BY MARCUS PALKOWITSH AS GENERAL PARTNER OF MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNING AND ZONING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF KEENESBURG,

THIS THE _____ DAY OF _____, 2021.

CHAIRPERSON

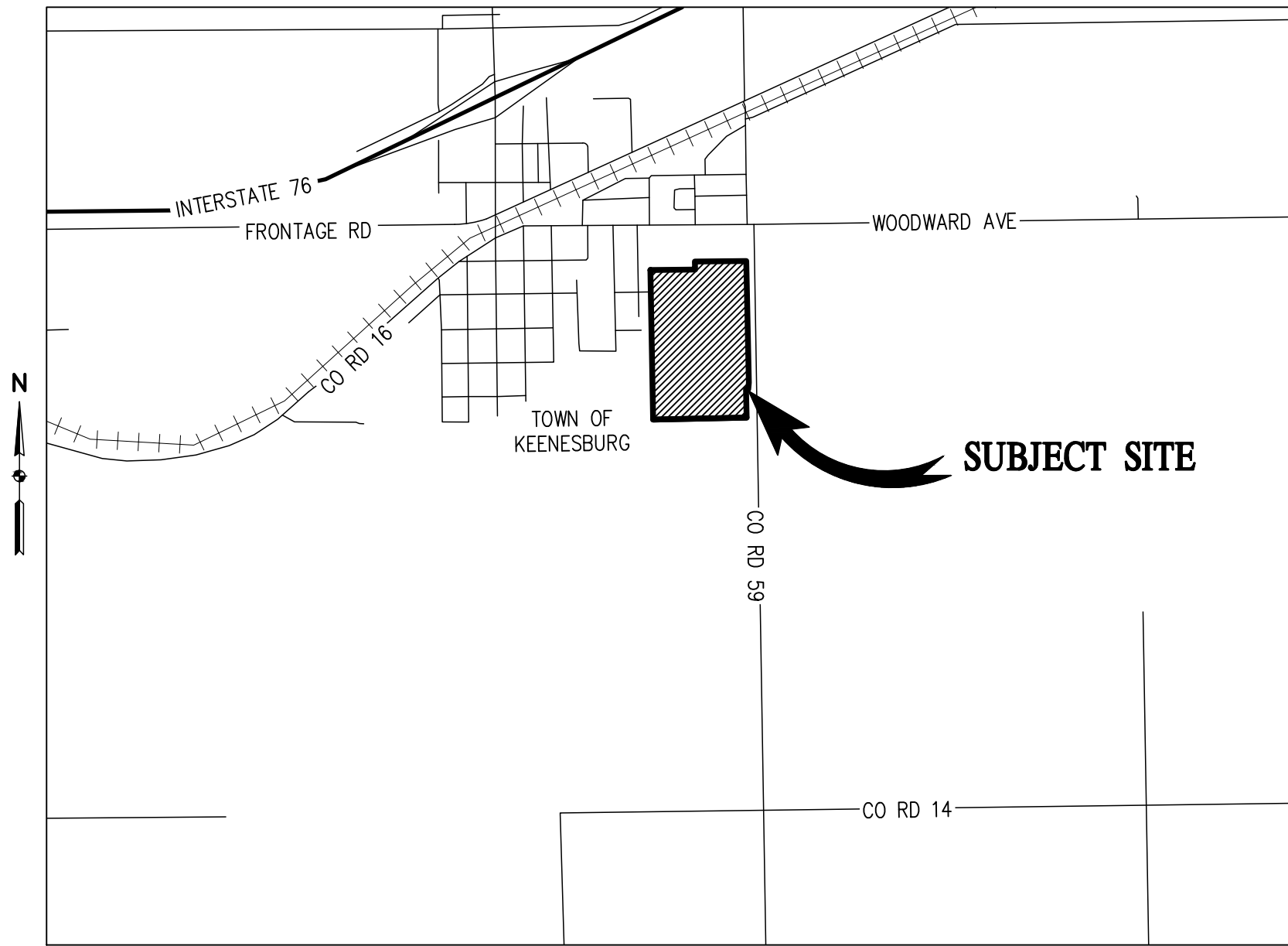
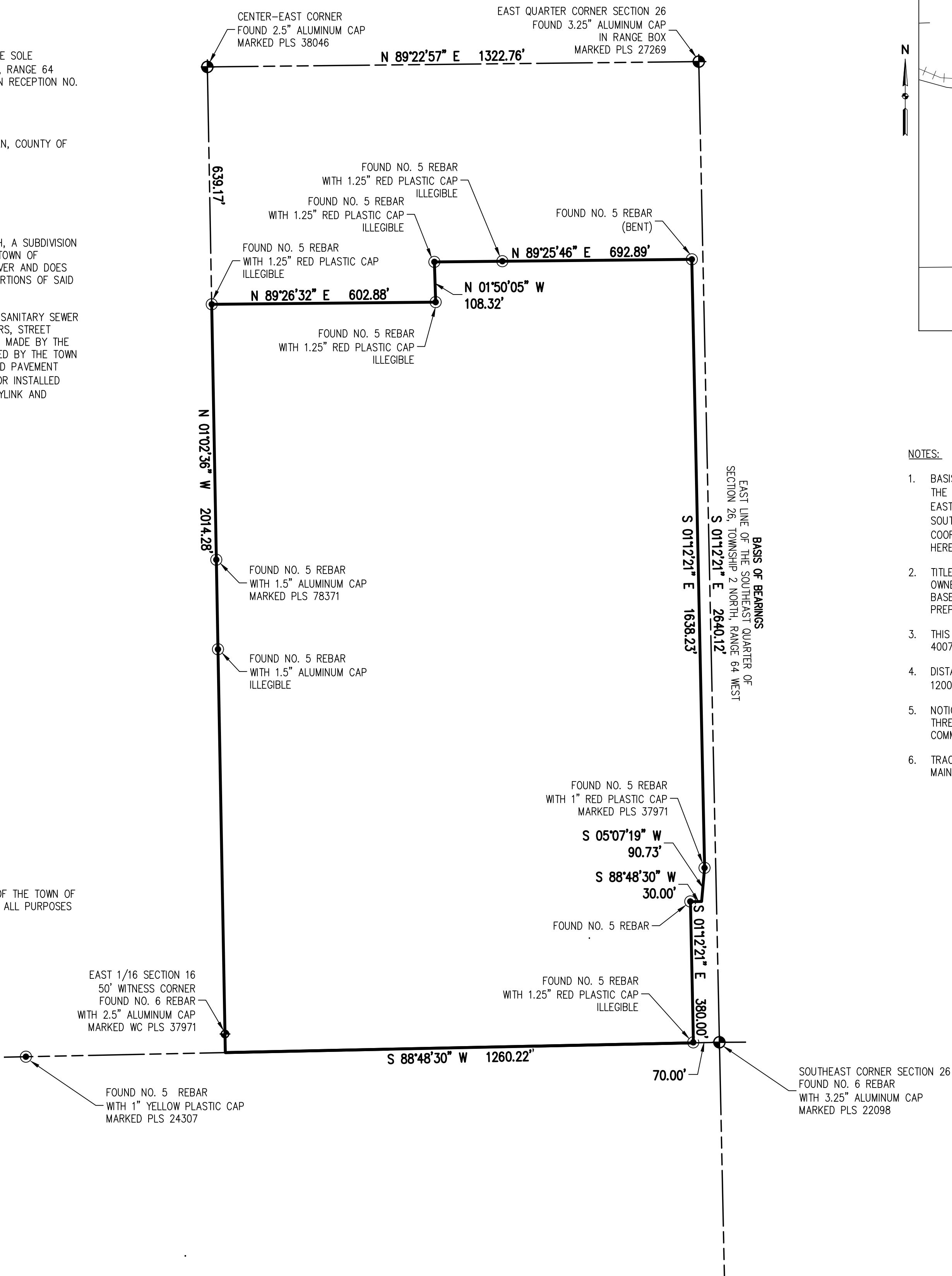
TOWN BOARD OF TRUSTEES APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF VISTA WEST WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG BY RESOLUTION NO. _____, THIS _____ DAY OF _____, 2021 AND THAT THE MAYOR OF THE TOWN OF KEENESBURG, ON BEHALF OF THE TOWN OF KEENESBURG, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATION IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

MAYOR

ATTEST:

TOWN CLERK



VICINITY MAP
SCALE: 1" = 2000

NOTES:

- BASIS OF BEARINGS: ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP MARKED "PLS 27268" IN A RANGE BOX, AT THE EAST QUARTER CORNER OF SAID SECTION 26 AND A NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP STAMPED PLS 22098 AT THE SOUTHEAST CORNER OF SAID SECTION 26 TO BEAR SOUTH 01°12'21" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2640.12 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS, BASELINE ENGINEERING CORP. RELIED UPON TITLE COMMITMENT NUMBER NCS-1063950-CO, DATED APRIL 26, 2021 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
- THIS LAND SURVEY PLAT WAS PREPARED BY AARON A. DEMO, PLS 38285, FOR AND ON BEHALF OF BASELINE CORPORATION, 4007 S. LINCOLN AVE, SUITE 405, LOVELAND, COLORADO 80537.
- DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- NOTICE: 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.
- TRACTS A - F AND ARE FOR OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN USES AND UTILITY EASEMENTS AND WILL BE MAINTAINED BY SUMMERFIELD NORTH HOA.

BASELINE

Engineering • Planning • Surveying

4007 S LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P. 970.553.7800 • F. 866.679.4664 • www.baselinecorp.com

DESIGNED BY	MBR	DATE	
DRAWN BY	JMH	PREPARED BY	
CHECKED BY	AAD	REVISION DESCRIPTION	

MSP INVESTMENT CO., LLP

TOWN OF KEENESBURG

WELD COUNTY

SUMMERFIELD NORTH
PRELIMINARY PLAT

FOR AND ON BEHALF OF
BASELINE CORPORATION

PRELIMINARY
NOT FOR
CONSTRUCTION

INITIAL SUBMITTAL	10/26/21
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE CORP	08/03/21
JOB NO.	C03519
DRAWING NAME	3519 PRELIM PLAT NORTH.dwg
SHEET	1 OF 3

1

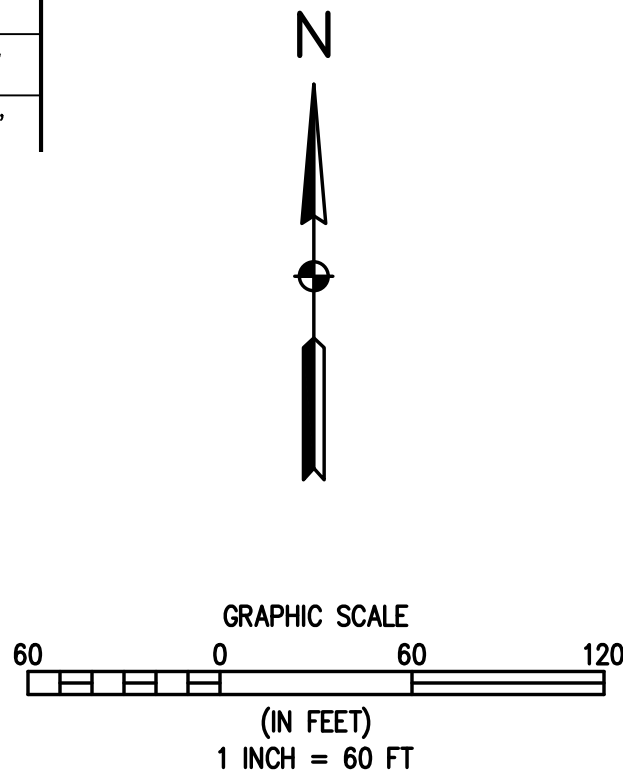
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.32'	25.00'	90°07'02"	N 43°44'08" E	35.39'
C2	19.86'	208.88'	5°26'51"	N 04°10'05" W	19.85'
C3	124.34'	69.50'	102°30'11"	N 44°14'19" E	108.41'
C4	21.11'	200.00'	6°02'52"	S 87°32'01" E	21.10'
C5	39.45'	25.00'	90°24'20"	N 43°59'49" E	35.48'
C6	38.99'	25.00'	89°21'06"	S 45°52'55" E	35.15'
C7	31.64'	20.00'	90°38'53"	N 44°07'20" E	28.45'
C8	19.51'	20.00'	55°53'03"	N 61°30'23" E	18.74'
C9	12.14'	20.00'	34°46'06"	N 16°10'57" E	11.95'
C10	31.19'	20.00'	89°21'06"	S 45°52'55" E	28.12'
C11	10.79'	20.00'	30°54'42"	S 16°39'43" E	10.66'
C12	20.40'	20.00'	58°26'24"	S 61°20'16" E	19.53'
C13	31.64'	20.00'	90°38'54"	N 44°07'05" E	28.44'
C14	23.28'	20.00'	66°40'48"	N 56°06'08" E	21.98'
C15	8.37'	20.00'	23°58'06"	N 10°46'41" E	8.31'
C16	38.99'	25.00'	89°21'06"	S 45°52'55" E	35.15'
C17	39.55'	25.00'	90°38'20"	N 44°06'55" E	35.56'
C18	38.99'	25.00'	89°21'06"	S 45°52'55" E	35.15'
C19	39.55'	25.00'	90°38'54"	N 44°07'05" E	35.55'
C20	39.27'	25.00'	90°00'00"	S 46°12'21" E	35.36'
C21	17.71'	113.99'	8°54'05"	S 01°39'41" W	17.69'
C22	27.57'	69.50'	22°43'41"	S 04°56'30" E	27.39'
C23	36.32'	69.50'	29°56'40"	S 31°16'40" E	35.91'
C24	127.68'	69.50'	105°15'23"	S 46°12'21" E	110.47'
C25	47.29'	69.50'	38°59'19"	S 65°44'40" E	46.39'
C26	16.49'	69.50'	13°35'44"	N 87°57'49" E	16.45'
C27	13.31'	100.00'	7°37'41"	N 84°58'48" E	13.30'
C28	12.60'	7.93'	91°03'43"	N 46°12'23" W	11.31'
C29	13.31'	100.00'	7°37'41"	S 87°23'31" E	13.30'
C30	28.53'	69.50'	23°31'18"	N 84°39'41" E	28.33'
C31	30.00'	69.50'	24°43'55"	N 60°32'05" E	29.77'
C32	127.67'	69.50'	105°15'21"	N 43°47'41" E	110.46'
C33	29.79'	69.50'	24°33'35"	N 35°53'20" E	29.56'
C34	39.35'	69.50'	32°26'34"	N 07°23'16" E	38.83'
C35	13.31'	100.00'	7°37'41"	N 05°01'11" W	13.30'
C36	12.57'	8.00'	90°00'18"	S 43°47'39" W	11.31'
C37	31.42'	20.00'	90°00'00"	N 46°12'21" W	28.28'
C38	11.05'	20.00'	31°40'06"	N 17°02'24" W	10.91'
C39	20.36'	20.00'	58°19'54"	N 62°02'24" W	19.49'
C40	20.36'	20.00'	58°19'54"	N 59°37'41" E	19.49'
C41	11.05'	20.00'	31°40'06"	S 14°37'41" W	10.91'
C42	31.42'	20.00'	90°00'00"	S 43°47'39" W	28.28'
C43	31.42'	20.00'	90°00'58"	N 46°12'39" W	28.28'
C44	11.05'	20.00'	31°40'06"	N 17°02'25" W	10.91'
C45	20.36'	20.00'	58°19'53"	S 62°02'24" E	19.49'
C46	39.27'	25.00'	90°00'00"	S 43°47'39" W	35.36'
C47	39.27'	25.00'	90°00'00"	S 46°12'21" E	35.36'
C48	39.27'	25.00'	90°00'00"	N 43°47'39" E	35.36'
C49	16.09'	25.00'	36°52'12"	N 17°13'44" E	15.81'
C50	23.18'	25.00'	53°07'48"	N 62°13'44" E	22.36'

CONTINUED ON SHEET 3

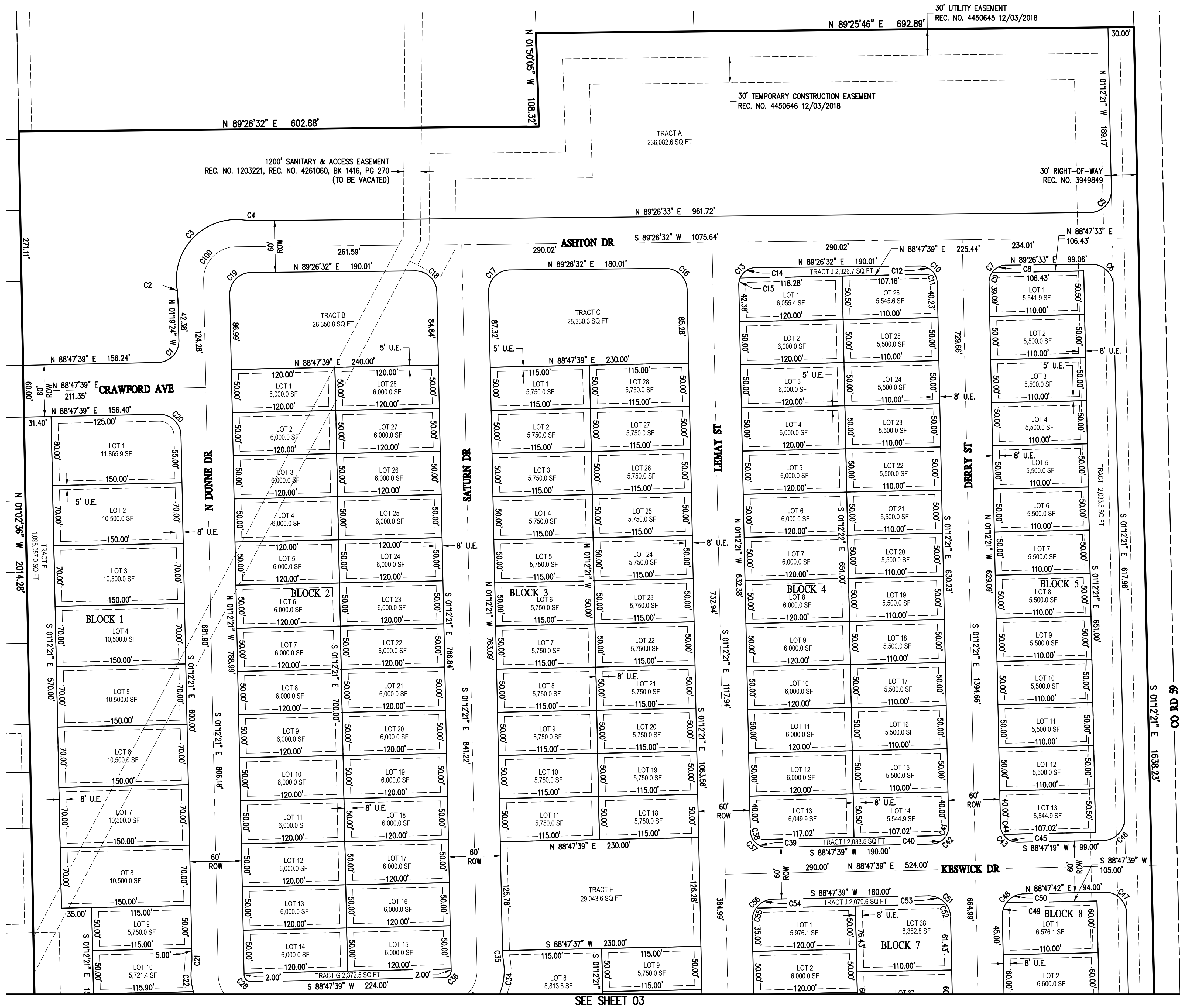
LEGEND

EXISTING LINETYPES	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROADWAY CL



PRELIMINARY PLAT SUMMERFIELD NORTH

LOCATED IN THE SOUTH EAST 1/4 OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF KEENESBURG, WELD COUNTY, COLORADO



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DESIGNED BY
MBR
DRAWN BY
JMH
CHECKED BY
AAD

DATE
PREPARED BY

REVISION DESCRIPTION

MSP INVESTMENT CO., LLP
SUMMERFIELD NORTH
PRELIMINARY PLAT
TOWN OF KEENESBURG
WELD COUNTY

PREPARED UNDER THE DIRECT
SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION
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DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
BASELINE CORP 08/03/21
JOB NO. C03519
DRAWING NAME
3519 PRELIM PLAT NORTH.dwg
SHEET 2 OF 3

PRELIMINARY
NOT FOR
CONSTRUCTION

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PRELIMINARY PLAT SUMMERFIELD NORTH

LOCATED IN THE SOUTH EAST 1/4 OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF KEENESBURG, WELD COUNTY, COLORADO

CONTINUED ON SHEET 2

C51	39.27'	25.00'	90'00"00"	N 46'12"21" W	35.36'
C52	16.09'	25.00'	36'52"12"	S 19'38"27" E	15.81'
C53	23.18'	25.00'	53'07"48"	S 64'38"27" E	22.36'
C54	23.18'	25.00'	53'07"48"	N 62'13"44" E	22.36'
C55	16.09'	25.00'	36'52"12"	N 17'13"44" E	15.81'
C56	39.27'	25.00'	90'00"00"	S 43'47"39" W	35.36'
C57	13.31'	100.00'	7'37"41"	S 05'01"12" E	13.30'
C58	14.59'	69.50'	12'01"41"	N 02'49"12" W	14.56'
C59	38.30'	69.50'	31'34"40"	N 18'58"58" E	37.82'
C60	38.44'	69.50'	31'41"19"	N 50'36"57" E	37.95'
C61	36.34'	69.50'	29'57"45"	N 81'26"28" E	35.93'
C62	10.52'	100.00'	6'01"37"	S 88'11"32" E	10.51'
C63	13.31'	100.00'	7'37"41"	N 87'23"31" W	13.30'
C64	127.68'	69.50'	105'15"17"	S 43'47"39" W	110.47'
C65	12.57'	8.00'	90'00"00"	S 43'47"39" W	11.31'
C66	13.31'	100.00'	7'37"41"	N 87'23"31" W	13.30'
C67	10.55'	100.00'	6'02"50"	N 88'10"56" W	10.55'
C68	32.22'	69.50'	26'33"53"	S 83'08"24" W	31.94'
C69	35.00'	69.50'	28'51"16"	S 55'25"49" W	34.63'
C70	32.66'	69.50'	26'55"31"	S 27'32"26" W	32.36'
C71	27.79'	69.50'	22'54"43"	S 02'37"19" W	27.61'
C72	127.68'	69.50'	105'15"23"	S 43'47"39" W	110.47'
C73	13.31'	100.00'	7'37"41"	S 05'01"12" E	13.30'
C74	12.57'	8.00'	90'00"00"	S 43'47"39" W	11.31'
C75	13.31'	100.00'	7'37"40"	S 02'36"29" W	13.30'
C76	1.18'	100.00'	0'40"33"	S 00'52"05" E	1.18'
C77	12.13'	100.00'	6'57"08"	S 02'56"46" W	12.13'
C78	39.37'	69.50'	32'27"11"	S 09'48"16" E	38.84'
C79	127.68'	69.50'	105'15"23"	S 46'12"21" E	110.47'
C80	30.82'	69.50'	25'24"32"	S 38'44"08" E	30.57'
C81	31.25'	69.50'	25'45"51"	S 64'19"19" E	30.99'
C82	26.24'	69.50'	21'37"48"	S 88'01"09" E	26.08'
C83	13.31'	100.00'	7'37"41"	S 87'23"31" E	13.30'
C84	41.77'	69.50'	34'25"55"	N 79'12"22" E	41.14'
C85	127.68'	69.50'	105'15"10"	N 43'47"39" E	110.47'
C86	39.97'	69.50'	32'57"01"	N 45'30'54" E	39.42'
C87	13.31'	100.00'	7'37"41"	N 05'01"12" W	13.30'
C88	12.57'	8.00'	90'00"00"	N 43'47"39" E	11.31'
C89	12.57'	8.00'	90'00"00"	S 46'12"21" E	11.31'
C90	2.79'	100.00'	1'36"04"	S 84'22'42" E	2.79'
C91	2.76'	100.00'	1'34"52"	N 84'22'06" W	2.76'
C92	13.31'	100.00'	7'37"41"	N 84'58'48" E	13.30'
C93	59.69'	38.00'	90'00"00"	S 46'12'21" E	53.74'
C94	59.69'	38.00'	90'00"00"	N 43'47'39" E	53.74'
C95	59.69'	38.00'	90'00"00"	S 43'47'39" W	53.74'
C96	59.69'	38.00'	90'00"00"	N 43'47'39" E	53.74'
C97	59.69'	38.00'	90'00"00"	S 46'12'21" E	53.74'
C98	59.69'	38.00'	90'00"00"	N 43'47'39" E	53.74'
C99	45.94'	69.50'	37'52"26"	N 10'06"10" E	45.11'
C100	60.12'	38.00'	90'38'54"	S 44'07'05" W	54.04'

LEGEND

EXISTING LINETYPES	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROADWAY CL

