

OWNERSHIP AND DEDICATION STATEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED PIONEER HOLDCO, A DELAWARE LLC, BEING THE SOLE OWNER(S) OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

A PLAT OF A PARCEL OF LAND IN THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO, LOCATED IN SECTIONS 7 AND 8, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 00°03'28"EAST, A DISTANCE OF 2,612.70 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, NORTH 88°34'37"EAST, A DISTANCE OF 100.43 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°34'37" EAST, A DISTANCE OF 2,379.57 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 7;

THENCE NORTH 88°30'56" EAST, A DISTANCE OF 284.58 FEET;

THENCE SOUTH 01°25'46" EAST, A DISTANCE OF 51.50 FEET;

THENCE SOUTH 88°34'14" WEST, A DISTANCE OF 231.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 29.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 45.55 FEET;

THENCE SOUTH 01°25'46" EAST, A DISTANCE OF 1,038.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'41", AN ARC LENGTH OF 24.32 FEET;

THENCE NORTH 88°40'33" EAST, A DISTANCE OF 245.10 FEET;

THENCE SOUTH 01°19'27" EAST, A DISTANCE OF 79.00 FEET;

THENCE SOUTH 88°40'33" WEST, A DISTANCE OF 244.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'19", AN ARC LENGTH OF 24.38 FEET;

THENCE SOUTH 01°25'46" EAST, A DISTANCE OF 485.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,239.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°31'31", AN ARC LENGTH OF 162.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 9.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°25'12", AN ARC LENGTH OF 15.30 FEET;

THENCE NORTH 88°40'33" EAST, A DISTANCE OF 2,471.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 22.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'58", AN ARC LENGTH OF 34.66 FEET;

THENCE NORTH 00°24'35" EAST, A DISTANCE OF 249.60 FEET;

THENCE SOUTH 89°35'25" EAST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 00°24'43" WEST, A DISTANCE OF 2,331.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 22.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°46'47", AN ARC LENGTH OF 36.04 FEET;

THENCE NORTH 88°38'03" EAST, A DISTANCE OF 2,130.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 589.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°56'42", AN ARC LENGTH OF 606.47 FEET;

THENCE SOUTH 32°25'16" EAST, A DISTANCE OF 693.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 589.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°12'18", AN ARC LENGTH OF 331.35 FEET;

THENCE SOUTH 00°12'58" EAST, A DISTANCE OF 13.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°51'22", AN ARC LENGTH OF 40.44 FEET TO A LINE PARALLEL WITH AND 47.50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID PARALLEL LINE, NORTH 88°55'40" EAST, A DISTANCE OF 273.41 FEET;

THENCE SOUTH 01°04'20" EAST, A DISTANCE OF 47.50 FEET TO SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°55'40" WEST, A DISTANCE OF 835.30 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SOUTH 88°55'01" WEST, A DISTANCE OF 2,650.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, SOUTH 88°46'19" WEST, A DISTANCE OF 2,609.73 FEET;

THENCE SOUTH 88°47'39" WEST, A DISTANCE OF 27.01 FEET;

THENCE NORTH 01°12'21" WEST, A DISTANCE OF 47.62 FEET;

THENCE NORTH 00°15'06" EAST, A DISTANCE OF 550.41 FEET;

THENCE NORTH 79°32'22" EAST, A DISTANCE OF 39.89 FEET;

THENCE SOUTH 50°51'13" EAST, A DISTANCE OF 257.86 FEET;

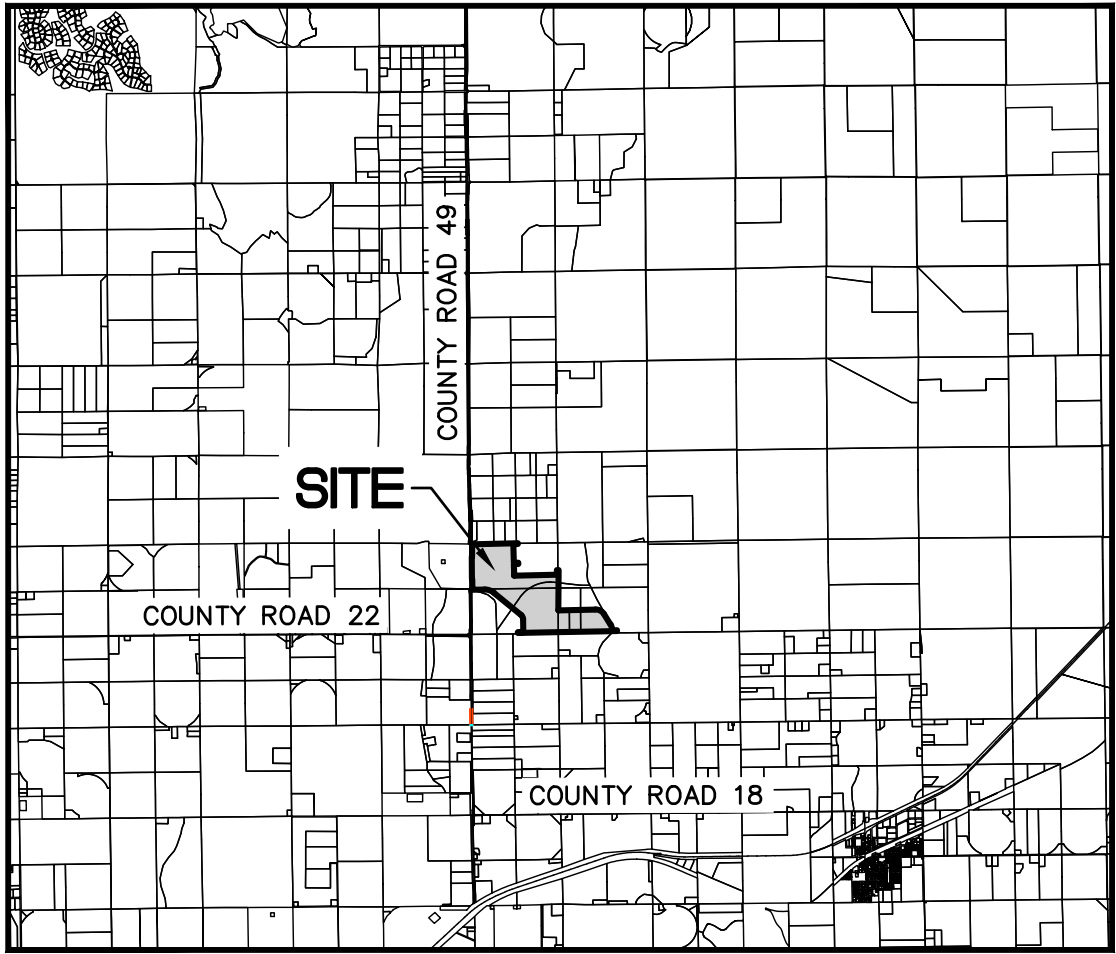
THENCE SOUTH 01°13'23" EAST, A DISTANCE OF 389.62 FEET;

THENCE NORTH 88°47'10" EAST, A DISTANCE OF 380.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 28.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°12'05", AN ARC LENGTH OF 44.08 FEET;

PIONEER VILLAGE FILING NO. 1

SITUATED IN SECTIONS 7 AND 8, TOWNSHIP 2 NORTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.
438.471 ACRES – 139 RESIDENTIAL LOTS – 10 TRACTS



VICINITY MAP
NOT TO SCALE

OWNERSHIP AND DEDICATION STATEMENT (CONT.)

THENCE NORTH 01°25'46" WEST, A DISTANCE OF 712.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 360.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°26'12", AN ARC LENGTH OF 311.05 FEET;

THENCE NORTH 50°51'58" WEST, A DISTANCE OF 2,021.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 860.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°27'29", AN ARC LENGTH OF 607.62 FEET TO A LINE PARALLEL WITH AND 39.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

THENCE ALONG SAID PARALLEL LINE, SOUTH 88°40'33" WEST, A DISTANCE OF 697.62 FEET;

THENCE NORTH 00°15'12" WEST, A DISTANCE OF 39.51 FEET TO SAID NORTH LINE;

THENCE ALONG SAID NORTH LINE, NORTH 88°40'33" EAST, A DISTANCE OF 7.32 FEET;

THENCE NORTH 00°30'28" WEST, A DISTANCE OF 584.98 FEET;

THENCE SOUTH 89°33'46" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00°30'28" WEST, A DISTANCE OF 1,299.98 FEET;

THENCE NORTH 89°25'17" EAST, A DISTANCE OF 19.99 FEET;

THENCE NORTH 00°30'29" WEST, A DISTANCE OF 157.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15,678.97 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°05'09", AN ARC LENGTH OF 570.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 441.560 ACRES, (19,234,375 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF PIONEER VILLAGE FILING NO. 1, A SUBDIVISION OF A PART OF THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF KEENESBURG THE STREETS, AVENUES, TRACTS 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 OF INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTRYLINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF KEENESBURG, COLORADO.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 00°30'28" EAST, BETWEEN THE MONUMENTS SHOWN HEREON.

FLOOD ZONE

THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08123C1975E, EFFECTIVE DATE JANUARY 20, 2016.

PLANNING AND ZONING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF KEENESBURG, THIS THE ____ DAY OF _____, 20____.

CHAIPERSON

TOWN BOARD OF TRUSTEES APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF PIONEER VILLAGE FILING NO. 1 WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG BY RESOLUTION NO. _____, THIS ____ DAY OF _____, 20____ 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

OWNER

PIONEER HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

AS: _____

NOTARIAL CERTIFICATE

STATE OF _____)

_____) SS.

COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF _____, A.D. 20____.

BY _____, AS _____ OF PIONEER HOLDCO, LLC,

A DELAWARE LIMITED LIABILITY COMPANY.

BY _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER

LAND SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
LOTS	488,714	11.217	2.54%
TRACTS	16,090,037	369.378	83.65%
PUBLIC ROW	2,655,624	60.965	13.81%
TOTAL	19,234,375	441.560	100%

TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	553,091	12.697	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT B	19,655	0.451	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT C	3,190	0.073	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT D	1,172,232	26.911	FUTURE DEVELOPEMENT	PIONEER HOLDCO, LLC.
TRACT E	1,703,762	39.113	FUTURE DEVELOPEMENT	PIONEER HOLDCO, LLC.
TRACT F	727,699	16.706	FUTURE DEVELOPEMENT	PIONEER HOLDCO, LLC.
TRACT G	797,266	18.303	FUTURE DEVELOPEMENT	PIONEER HOLDCO, LLC.
TRACT H	5,741,325	131.803	FUTURE DEVELOPEMENT	PIONEER HOLDCO, LLC.
TRACT I	2,058,031	47.246	FUTURE DEVELOPEMENT	PIONEER HOLDCO, LLC.
TRACT J	3,196,955	73.392	FUTURE DEVELOPEMENT	PIONEER HOLDCO, LLC.
TRACT K	118,639	2.724	FUTURE DEVELOPEMENT	PIONEER HOLDCO, LLC.

METRO DIST. =

GENERAL NOTES

- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON FEBRUARY 8, 2021 .
- PER C.R.S. 38–51–106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE SUBJECT PROPERTY CONTAINS A TOTAL OF 438.471 ACRES (19,099,800 SQ.FT.), MORE OR LESS.
- AT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. N0028097–010–T02–DS1, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2020 AT 8:00 A.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

SURVEYOR'S STATEMENT

I, JAMES E. LYNCH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND THE TOWN OF KEENESBURG TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

WELD COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

WELD COUNTY AT ____M. ON THE ____ DAY OF _____, 20____.

RECEPTION NO. _____.

WELD COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 120820-03 Drawn By: GLW	DEVELOPER PIONEER HOLDCO, LLC 9033 E. EASTER PLACE, SUITE 112 CENTENNIAL, CO 80112	DATE OF PREPARATION:	02-15-2021
		SCALE:	N/A
		SHEET 1 OF 8	

SITUATED IN SECTIONS 7 AND 8, TOWNSHIP 2 NORTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.
438.471 ACRES - 139 RESIDENTIAL LOTS - 10 TRACTS



FOR AND ON BEHALF OF
ATTORNEYS-AT-LAW

 **AZTEC**
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80121
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 120820-03

Drawn By: GLW

DEVELOPER
PIONEER HOLDCO, LLC
9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, CO 80112

DATE OF PREPARATION:	02-15-2021
SCALE:	1" = 150'
S H E E T 2 O F 8	

PIONEER VILLAGE FILING NO. 1

SITUATED IN SECTIONS 7 AND 8, TOWNSHIP 2 NORTH,
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SEE SHEET 2

NE 1/4 SEC. 7,
T.2N., R.64W., SIXTH P.M.

TRACT F
727,699 SF
16.706 AC

TRACT E
1,703,762 SF
39.113 AC

TRACT G
797,266 SF
18.303 AC

TRACT H
5,741,325 SF
131.803 AC

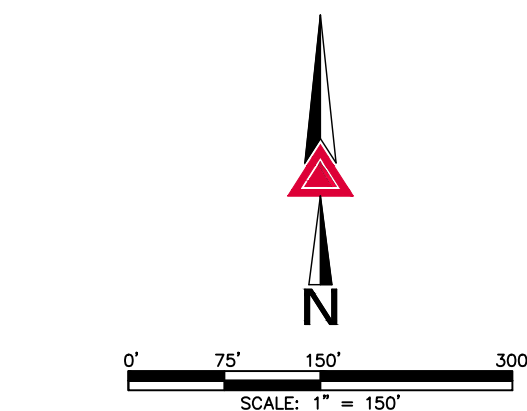
SE 1/4 SEC. 7,
T.2N., R.64W., SIXTH P.M.

TRACT I

MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER
AS DESCRIBED
- 1 FOUND #6 REBAR WITH 2-1/2" ALUMINUM
CAP STAMPED "LS 36053"
- 2 FOUND #6 REBAR WITH 2-1/2" ALUMINUM
CAP STAMPED "LS 38106"
- 3 FOUND #5 REBAR WITH 1-1/4" ORANGE
PLASTIC CAP STAMPED "LS 28286"
- SET #5 REBAR W/ 1-1/4" YELLOW
PLASTIC CAP STAMPED "AZTEC LS 37933"

SW 1/4 SEC. 7,
T.2N., R.64W., SIXTH P.M.



SEE SHEET 2
FOR LINE
AND CURVE
TABLES

SEE SHEET 4

SEE SHEET 4

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 120820-03

Drawn By: GLW

DEVELOPER
PIONEER HOLDCO, LLC

9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, CO 80112

DATE OF
PREPARATION: 02-15-2021

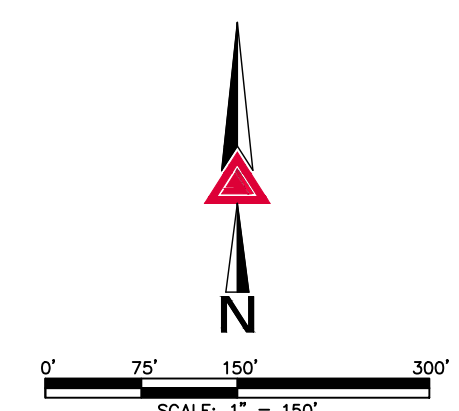
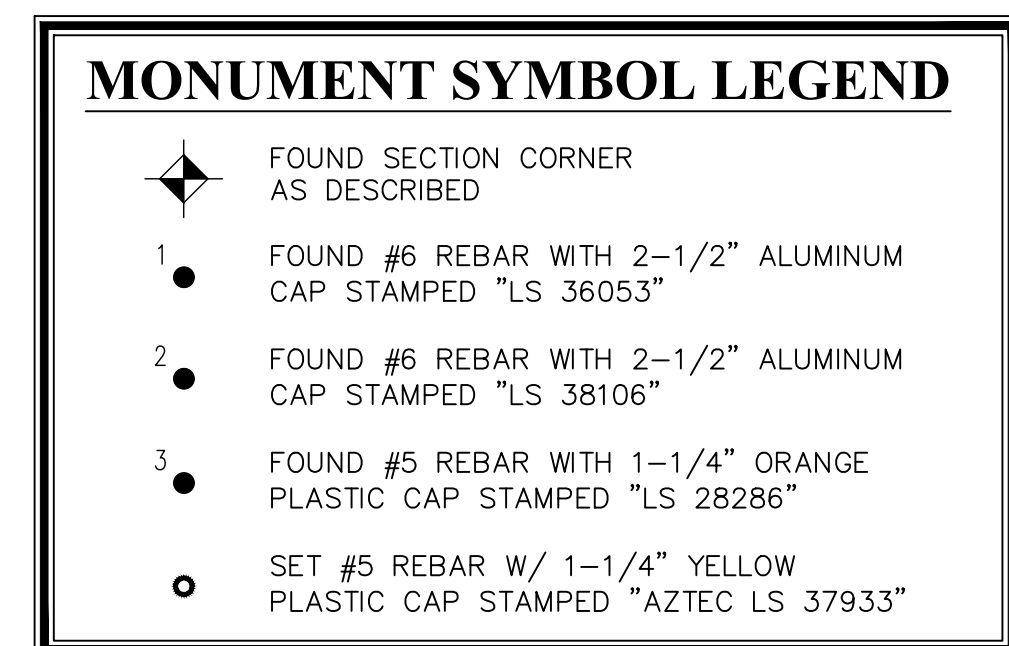
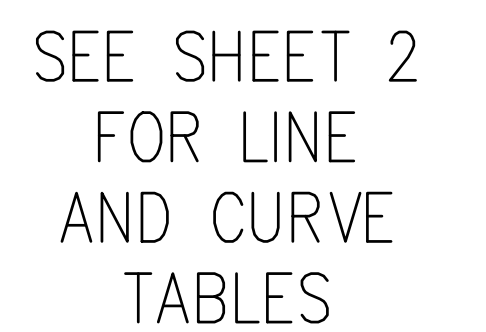
SCALE: 1" = 150'

SHEET 3 OF 8

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SITUATED IN SECTIONS 7 AND 8, TOWNSHIP 2 NORTH,
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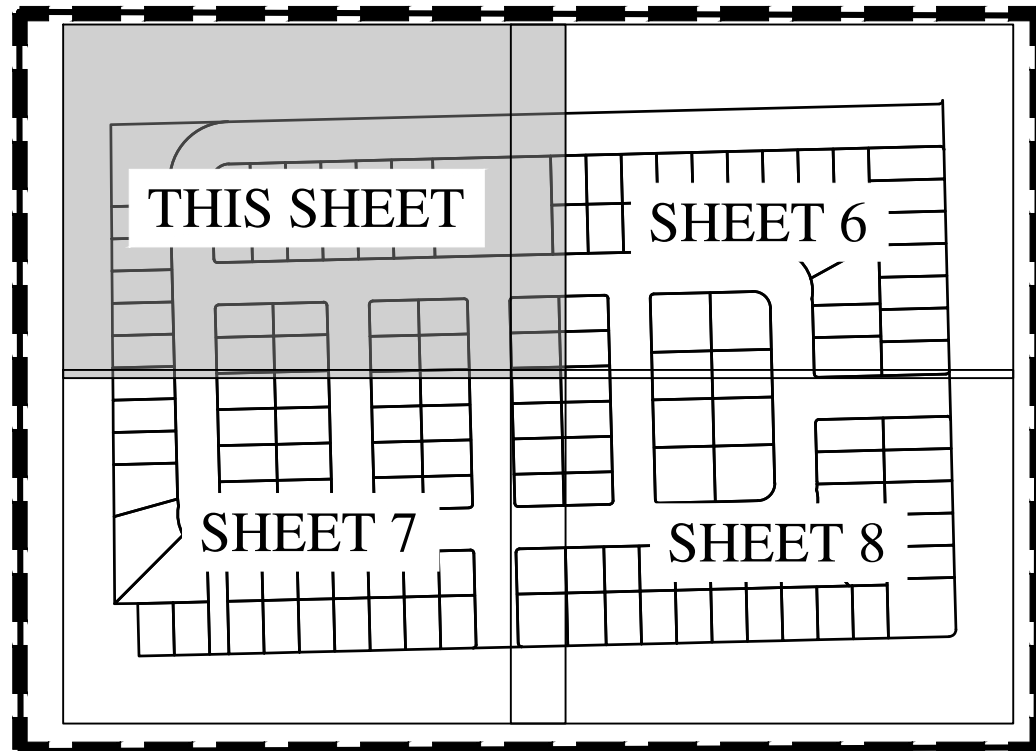
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

 AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER PIONEER HOLDCO, LLC 9033 E. EASTER PLACE, SUITE 112 CENTENNIAL, CO 80112		DATE OF PREPARATION: 02-15-2021
			SCALE: 1" = 150'
	AzTec Proj. No.: 120820-03 Drawn By: GLW		SHEET 4 OF 8

PIONEER VILLAGE FILING NO. 1

SITUATED IN SECTIONS 7 AND 8, TOWNSHIP 2 NORTH,
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438.471 ACRES - 139 RESIDENTIAL LOTS - 10 TRACTS



MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 36053"
- FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 38106"
- FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 28286"
- SET #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"

SEE SHEET 2

TRACT A
553,091 SF
12.697 AC

P.S.C.O. EASEMENT
REC. NO. 2745475 &
REC. NO. 2798883

85' TEMPORARY CONSTRUCTION
EASEMENT
REC. NO. 4466326

90' UTILITY CORRIDOR
REC. NO. 4309920

40' PIPELINE EASEMENT
REC. NO. 4466326

NW 1/4 SEC. 7,
T.2N., R.64W., SIXTH P.M.

60' UTILITY CORRIDOR
REC. NO. 4309919

N88°35'40"E 152.38'

STREET A
(55' WIDE PUBLIC ROW)

TRACT B
19,655 SF
0.451 AC

SEE SHEET 6

STREET E
(55' WIDE PUBLIC ROW)

STREET B
(55' WIDE PUBLIC ROW)

STREET F
(55' WIDE PUBLIC ROW)

STREET G
(55' WIDE PUBLIC ROW)

SEE SHEET 7

SEE SHEET 2
FOR LINE
AND CURVE
TABLES

UNPLATTED

NE 1/4 SEC. 12,
T.2N., R.65W., SIXTH P.M.

40' GAS PIPELINE ROW
REC. NO. 2416548
REC. NO. 2443539

COUNTY ROAD 49
(PUBLIC ROW-WIDTH VARIES)

UTILITY EASEMENT
REC. NO. 4164544
REC. NO. 4196963

85' TEMPORARY CONSTRUCTION
EASEMENT
REC. NO. 4466326

N89°25'17"E
19.99'

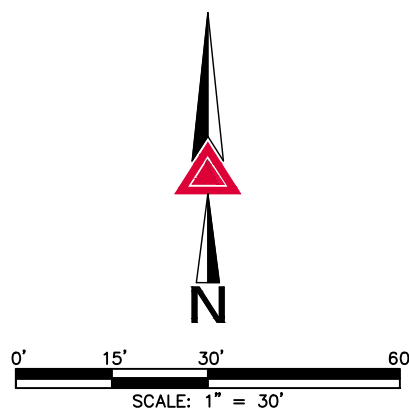
40' PIPELINE EASEMENT
REC. NO. 4466326

ADDITIONAL ROW ACQUIRED
REC. NO. 4164544

UTILITY EASEMENT
REC. NO. 4196526

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 120820-03

Drawn By: GLW

DEVELOPER
PIONEER HOLDCO, LLC

9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, CO 80112

DATE OF PREPARATION: 02-15-2021

SCALE: 1" = 30'

SHEET 5 OF 8

PIONEER VILLAGE FILING NO. 1

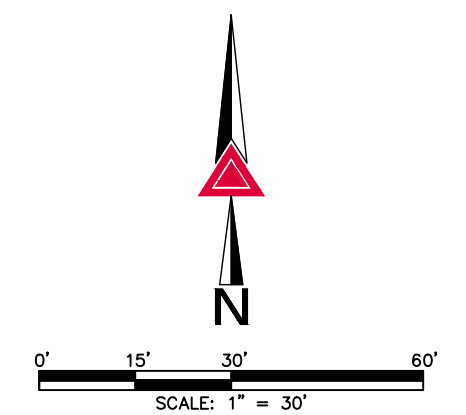
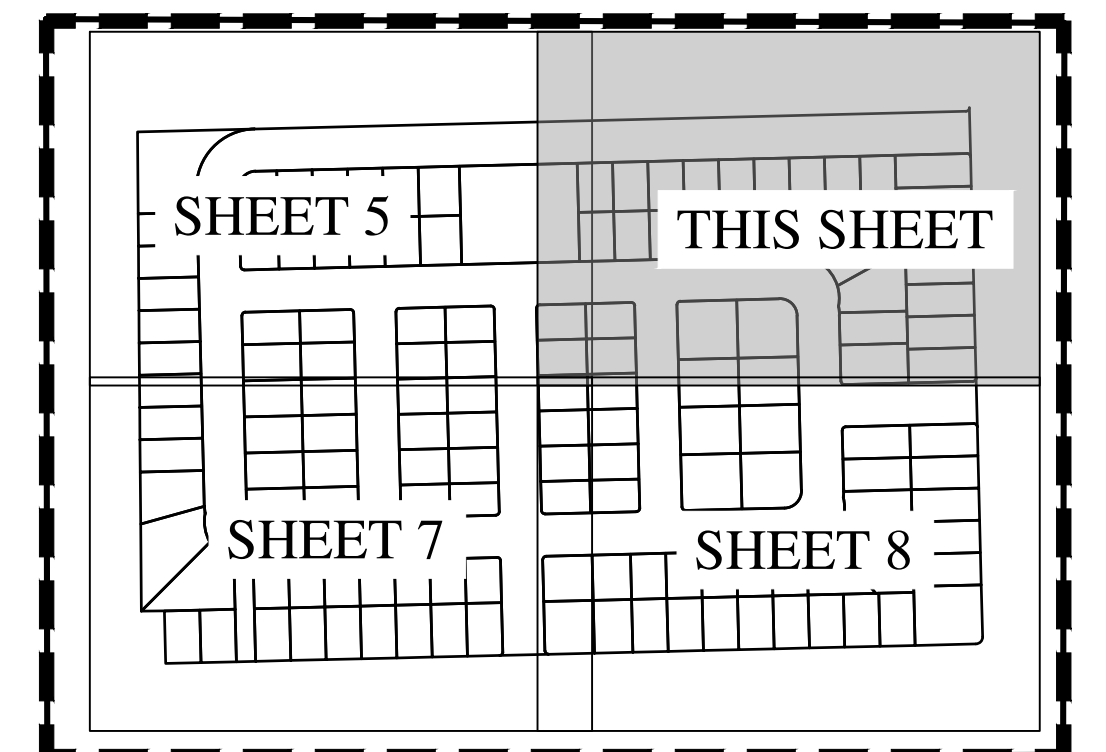
SITUATED IN SECTIONS 7 AND 8, TOWNSHIP 2 NORTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.
438.471 ACRES - 139 RESIDENTIAL LOTS - 10 TRACTS

SEE SHEET 2



SEE SHEET 2
FOR LINE
AND CURVE
TABLES

SEE SHEET 2



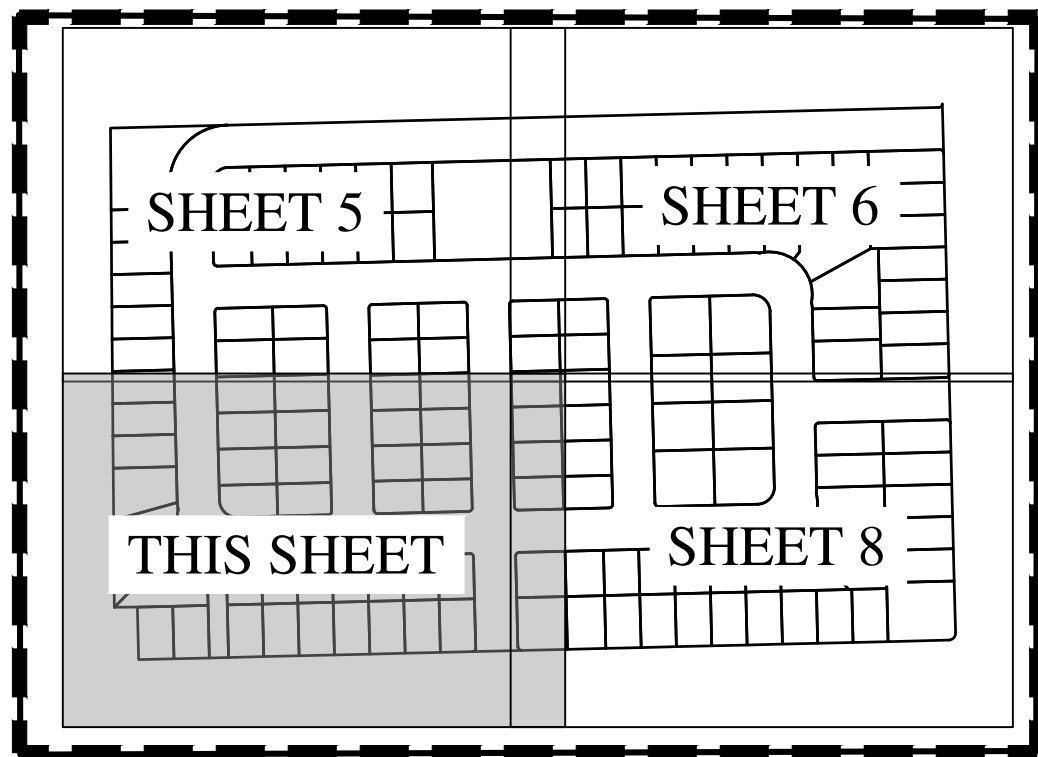
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PIONEER VILLAGE FILING NO. 1

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TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.
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NE 1/4 SEC. 12,
T.2N., R.65W., SIXTH P.M.

UNPLATTED

SEE SHEET 2
FOR LINE
AND CURVE
TABLES

40' GAS PIPELINE ROW
REC. NO. 2416548
REC. NO. 2443539

500'30'28"E 2612.70'
WEST LINE OF THE NW 1/4 OF SEC. 7

COUNTY ROAD 49
(PUBLIC ROW-WIDTH VARIES)

N00°30'28"W 1299.98'

SEE SHEET 5

UTILITY EASEMENT
REC. NO. 4164544
REC. NO. 4196963

40' PIPELINE EASEMENT
REC. NO. 4466326

60' UTILITY CORRIDOR
REC. NO. 4309919

85' TEMPORARY CONSTRUCTION
EASEMENT
REC. NO. 4466326

90' UTILITY CORRIDOR
REC. NO. 4309920

UTILITY EASEMENT
REC. NO. 4164544

NW 1/4 SEC. 7,
T.2N., R.64W., SIXTH P.M.

UTILITY EASEMENT
REC. NO. 4196526

40' PIPELINE EASEMENT
REC. NO. 4466326

STREET E
(55' WIDE PUBLIC ROW)

STREET F
(55' WIDE PUBLIC ROW)

STREET G
(55' WIDE PUBLIC ROW)

STREET D
(55' WIDE PUBLIC ROW)

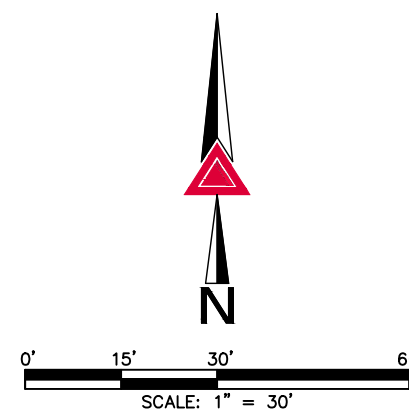
STREET K
(79' WIDE PUBLIC ROW)

TRACT E
1,703,762 SF
39.113 AC

SEE SHEET 2

SEE SHEET 5

SEE SHEET 8



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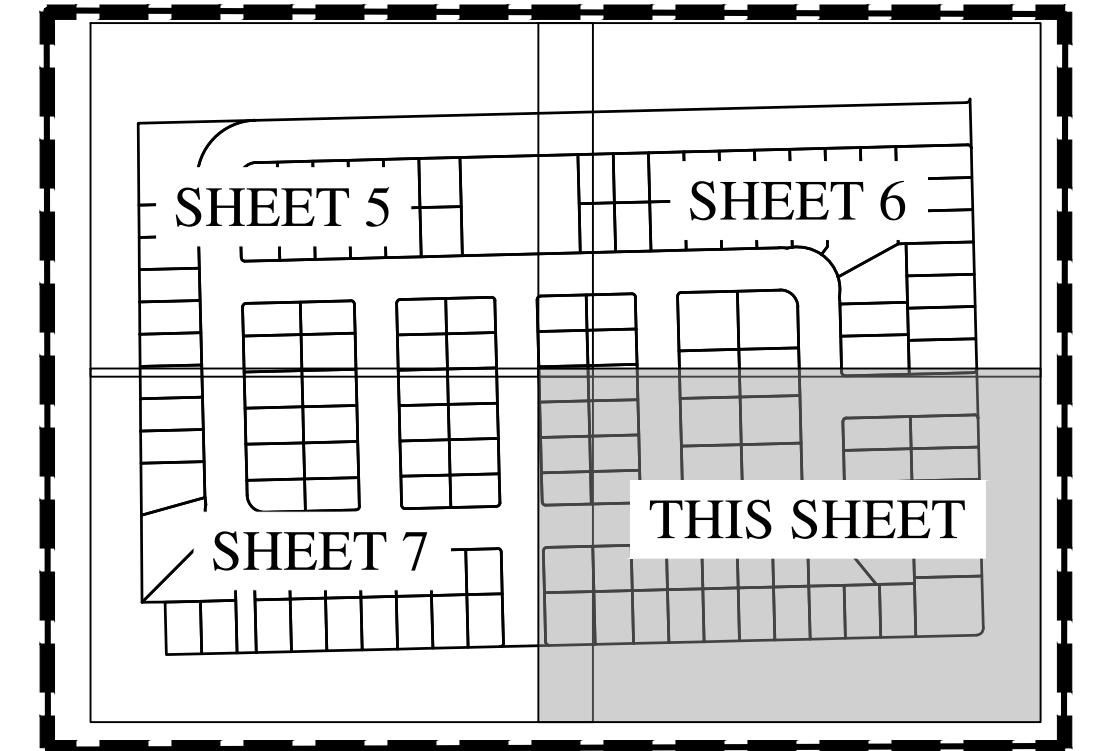
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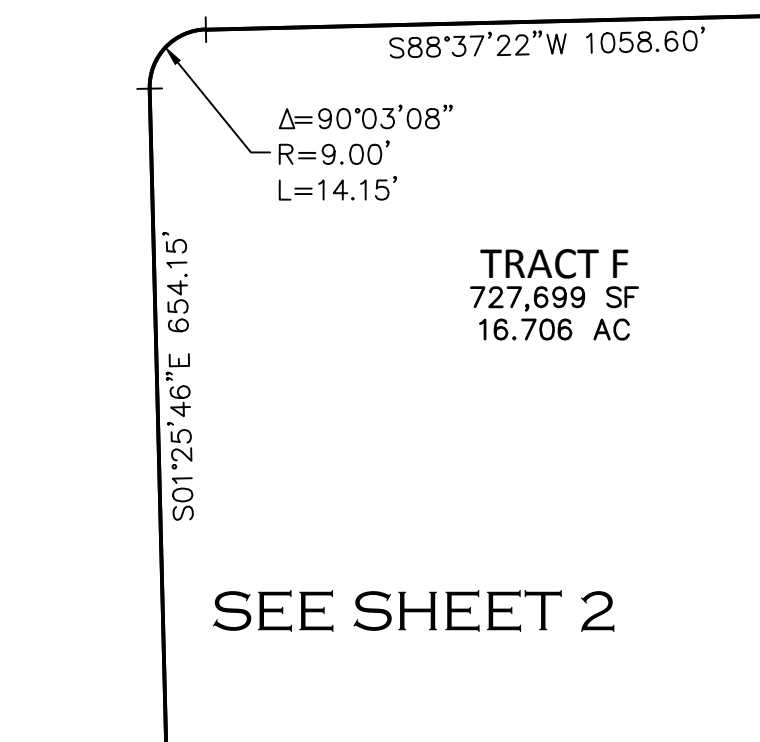
SHEET 7 OF 8

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