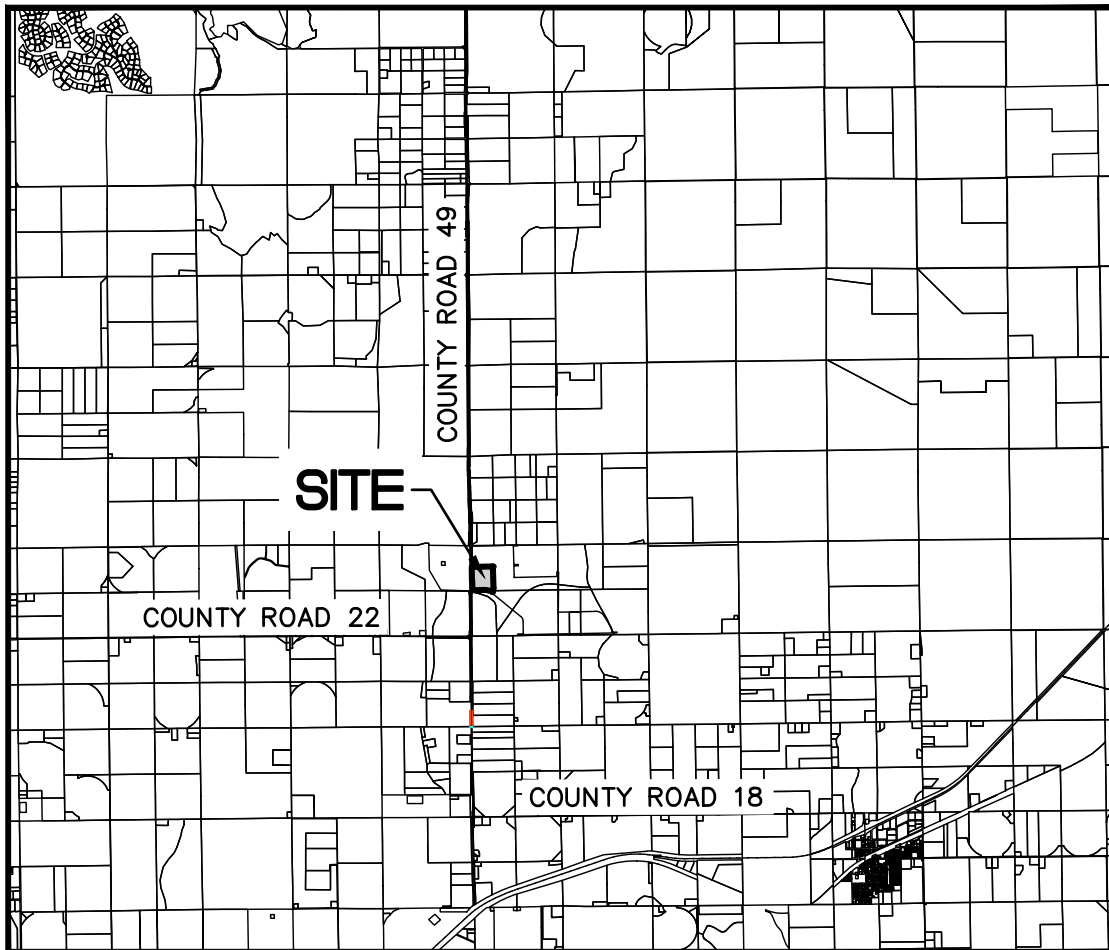


PIONEER VILLAGE FILING NO. 2

A REPLAT OF TRACT E, PIONEER VILLAGE FILING NO. 1, SITUATED
IN THE WEST HALF OF SECTION 7, TOWNSHIP 2 NORTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.
39.113 ACRES – 248 RESIDENTIAL LOTS – 9 TRACTS



VICINITY MAP

NOT TO SCALE

OWNERSHIP AND DEDICATION STATEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED PIONEER HOLDCO, LLC A DELAWARE LIMITED LIABILITY COMPANY, 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 THE WEST HALF OF SECTIONS 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT E, PIONEER VILLAGE FILING NO. 1, A PLAT RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER, SITUATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 39.113 ACRES, (1,703,762 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. 2**, 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 CENTURYLINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF KEENESBURG, COLORADO.

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 39.113 ACRES (1,703,767 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. _____, WITH AN EFFECTIVE DATE OF _____, 20____, AT _____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 COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

OWNER

PIONEER HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

AS: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS.

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

MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER _____

STATEMENT OF REPLAT

THE PURPOSE FOR THIS REPLAT IS TO VACATE TRACT E AS SHOWN IN PIONEER VILLAGE FILING NO. 1 RECORDED AT RECEPTION NO. _____ OF WELD COUNTY, COLORADO AND REPLAT SAID AREA WITH THE LOTS, TRACTS, EASEMENTS AND RIGHT-OF-WAYS SHOWN HEREIN.

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____.

CHAIRPERSON _____

TOWN BOARD OF TRUSTEES APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF PIONEER VILLAGE FILING NO. 2 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 _____

LAND SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
LOTS	938,102	21.535	55.06%
TRACTS	347,798	7.985	20.42%
PUBLIC ROW	417,864	9.593	24.52%
TOTAL	1,703,762	39.113	100%

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

TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	2,689	0.062	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT B	14,558	0.334	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT C	6,008	0.138	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT D	33,332	0.765	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT E	1,123	0.026	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT F	1,122	0.026	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT G	274,719	6.307	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT H	1,938	0.044	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT I	12,307	0.283	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.

METRO DIST. = METRO DISTRICT



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:

02-25-2021

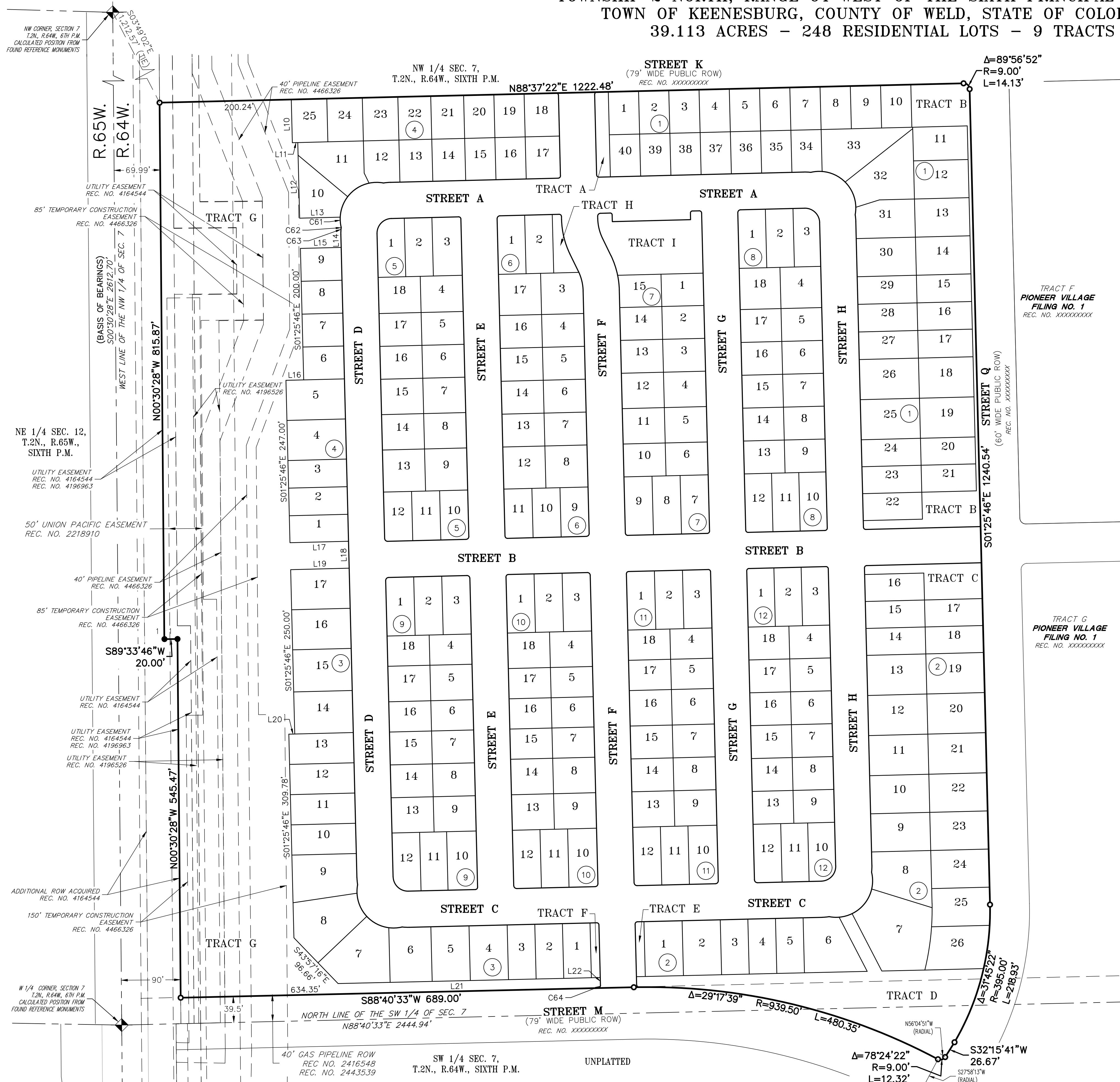
SCALE:

N/A

SHEET 1 OF 4

PIONEER VILLAGE FILING NO. 2

A REPLAT OF TRACT E, PIONEER VILLAGE FILING NO. 1, SITUATED IN THE WEST HALF OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.
39.113 ACRES - 248 RESIDENTIAL LOTS - 9 TRACTS



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'40"	3.50'	5.50'
C2	7°22'02"	77.50'	9.97'
C3	18°42'26"	5.00'	1.63'
C4	18°55'18"	5.00'	1.65'
C5	8°11'26"	70.86'	10.13'
C6	90°00'20"	3.50'	5.50'
C7	90°02'48"	3.50'	5.50'
C8	89°09'45"	4.00'	6.22'
C9	90°02'39"	3.50'	5.50'
C10	7°23'07"	77.50'	9.99'
C11	18°44'29"	5.00'	1.64'
C12	18°44'29"	5.00'	1.64'
C13	7°23'07"	77.50'	9.99'
C14	90°00'20"	3.50'	5.50'
C15	89°59'40"	2.00'	3.14'
C16	90°06'19"	4.00'	6.29'
C17	7°22'19"	77.50'	9.97'
C18	18°42'48"	5.00'	1.63'
C19	18°42'48"	5.00'	1.63'
C20	7°22'14"	77.50'	9.97'
C21	89°57'21"	3.50'	5.50'
C22	7°22'41"	77.50'	9.98'

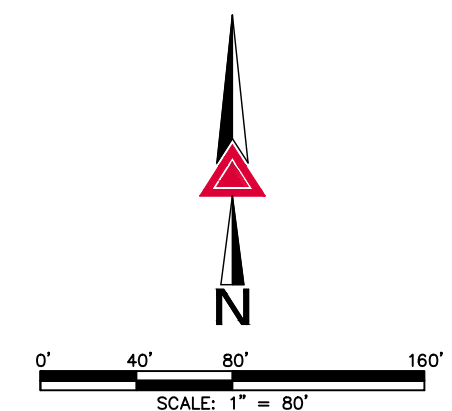
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C23	18°43'38"	5.00'	1.63'
C24	18°43'38"	5.00'	1.63'
C25	7°22'41"	77.50'	9.98'
C26	89°59'40"	3.50'	5.50'
C27	89°57'12"	3.50'	5.49'
C28	90°00'00"	3.50'	5.50'
C29	90°00'20"	4.50'	7.07'
C30	89°59'40"	4.50'	7.07'
C31	90°00'00"	4.50'	7.07'
C32	90°00'20"	3.50'	5.50'
C33	90°00'20"	4.50'	7.07'
C34	90°49'07"	3.50'	5.55'
C35	89°59'40"	4.50'	7.07'
C36	90°00'20"	3.00'	4.71'
C37	89°59'40"	3.00'	4.71'
C38	90°00'00"	3.50'	5.50'
C39	90°00'20"	3.50'	5.50'
C40	89°59'40"	3.50'	5.50'
C41	90°00'00"	4.50'	7.07'
C42	90°00'00"	22.50'	35.34'
C43	90°00'20"	3.50'	5.50'
C44	89°59'40"	3.50'	5.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C45	90°00'20"	4.50'	7.07'
C46	89°59'40"	4.50'	7.07'
C47	90°02'39"	3.50'	5.50'
C48	89°57'21"	22.50'	35.33'
C49	89°59'40"	3.50'	5.50'
C50	89°59'40"	4.50'	7.07'
C51	90°02'39"	4.50'	7.07'
C52	89°57'21"	4.50'	7.07'
C53	90°00'20"	3.50'	5.50'
C54	89°59'40"	3.50'	5.50'
C55	90°02'39"	4.50'	7.07'
C56	89°57'21"	4.50'	7.07'
C57	90°00'20"	3.50'	5.50'
C58	89°59'40"	3.50'	5.50'
C59	90°02'39"	22.50'	35.36'
C60	89°57'21"	4.50'	7.07'
C61	15°28'24"	55.50'	14.99'
C62	18°43'38"	5.00'	1.63'
C63	7°22'41"	77.50'	9.98'
C64	90°06'19"	4.00'	6.29'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°51'44"W	17.08'
L2	S01°25'26"E	4.53'
L3	S25°58'38"E	28.88'
L4	N01°25'26"W	3.54'
L5	N88°34'14"E	14.58'
L6	S01°25'26"E	10.10'
L7	N01°25'26"W	10.11'
L8	N88°34'14"E	10.50'
L9	N25°58'38"W	28.88'
L10	S01°25'26"E	65.75'
L11	N88°34'14"E	8.23'
L12	S01°25'46"E	95.76'
L13	N88°34'14"E	61.64'
L14	N01°25'46"W	19.51'
L15	N88°34'14"E	62.00'
L16	N88°34'14"E	27.00'
L17	N88°34'14"E	89.00'
L18	N01°25'46"W	41.00'
L19	N88°34'14"E	89.00'
L20	N88°34'14"E	9.00'
L21	N88°40'45"E	58.00'
L22	S01°25'46"E	11.96'

MONUMENT SYMBOL LEGEND

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



FOR REVIEW

FOR AND ON BEHALF OF
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		DATE OF PREPARATION:	02-25-2021
	9033 E. EASTER PLACE, SUITE 112 CENTENNIAL, CO 80112		SCALE:	1" = 80'
	AzTec Proj. No.: 120820-03 Drawn By: GLW		SHEET 2 OF 4	

MONUMENT SYMBOL LEGEND

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

PIONEER VILLAGE FILING NO. 2

A REPLAT OF TRACT E, PIONEER VILLAGE FILING NO. 1, SITUATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.

39.113 ACRES - 248 RESIDENTIAL LOTS - 9 TRACTS

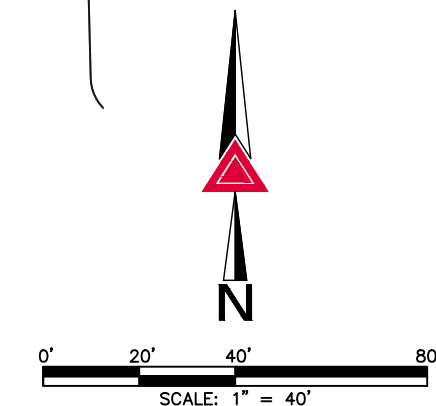
STREET K
(79' WIDE PUBLIC ROW)
REC. NO. XXXXXXXX



Δ=89°56'52"
R=9.00'
L=14.13'

STREET Q
(60' WIDE PUBLIC ROW)
REC. NO. XXXXXXXX

SEE SHEET 2
FOR LINE
AND CURVE
TABLES



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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: 02-25-2021

SCALE: 1" = 40'

SHEET 3 OF 4

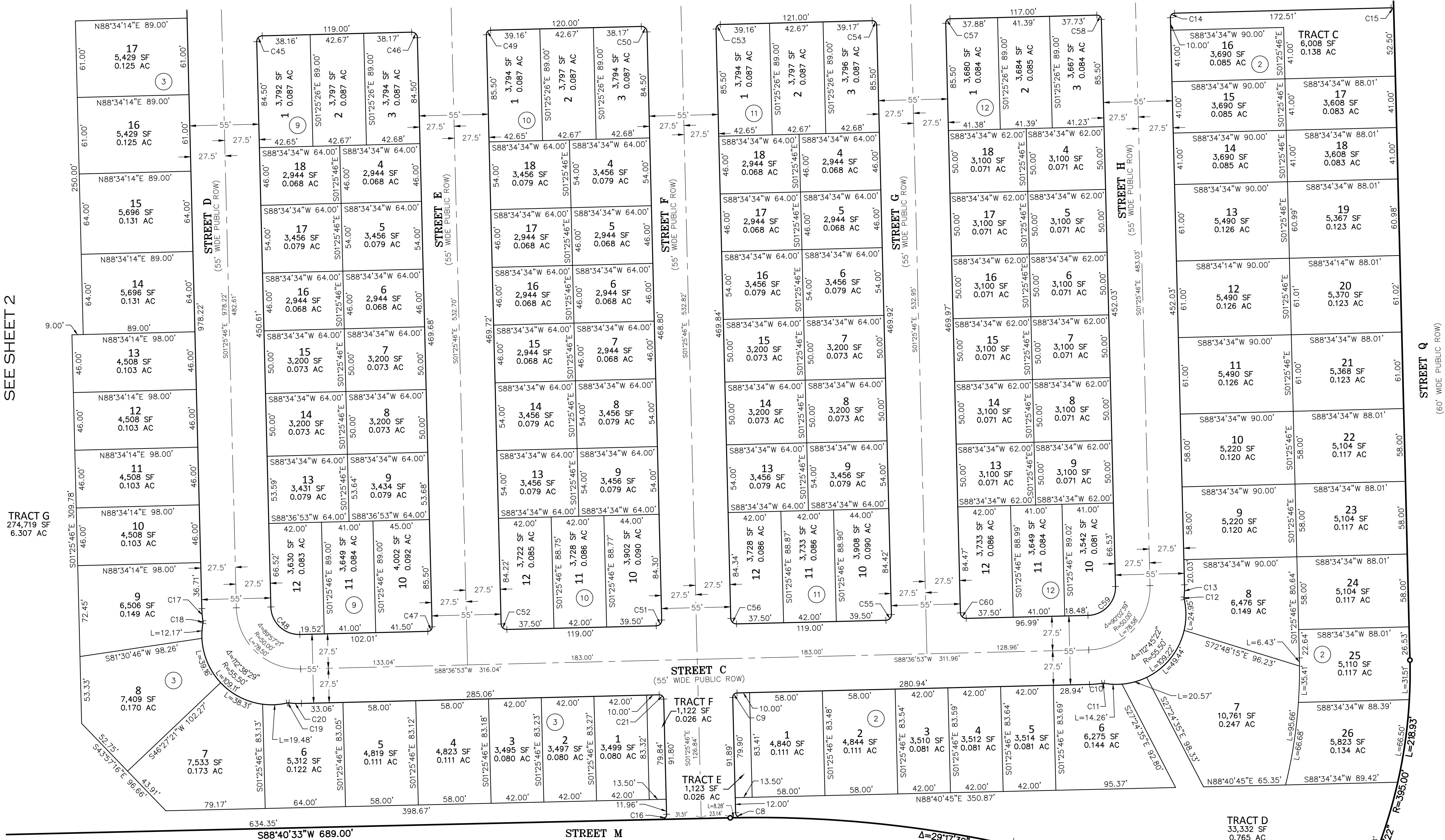
PIONEER VILLAGE FILING NO. 2

A REPLAT OF TRACT E, PIONEER VILLAGE FILING NO. 1, SITUATED IN THE WEST HALF OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.
39.113 ACRES - 248 RESIDENTIAL LOTS - 9 TRACTS

SEE SHEET 3

SEE SHEET 3

SEE SHEET 2



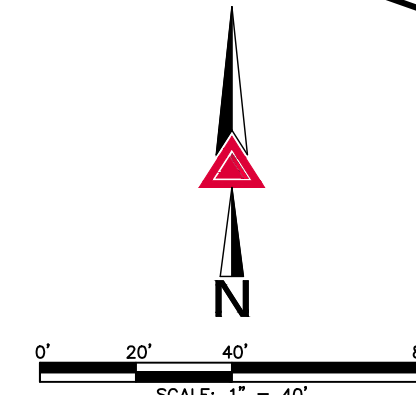
TRACT G
PIONEER VILLAGE
FILING NO. 1
REC. NO. XXXXXXXX

STREET Q
(60' WIDE PUBLIC ROW)
REC. NO. XXXXXXXX

SEE SHEET 2
FOR LINE
AND CURVE
TABLES

MONUMENT SYMBOL LEGEND

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



SEE SHEET 2

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: 02-25-2021

SCALE: 1" = 40'

SHEET 4 OF 4

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

UNPLATTED