

PIONEER VILLAGE FILING NO. 3  
A REPLAT OF TRACT F, PIONEER VILLAGE FILING NO. 1, SITUATED IN THE NORTHWEST QUARTER  
OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.  
16.706 ACRES – 153 RESIDENTIAL LOTS – 6 TRACTS

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 NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT F, 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 NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.

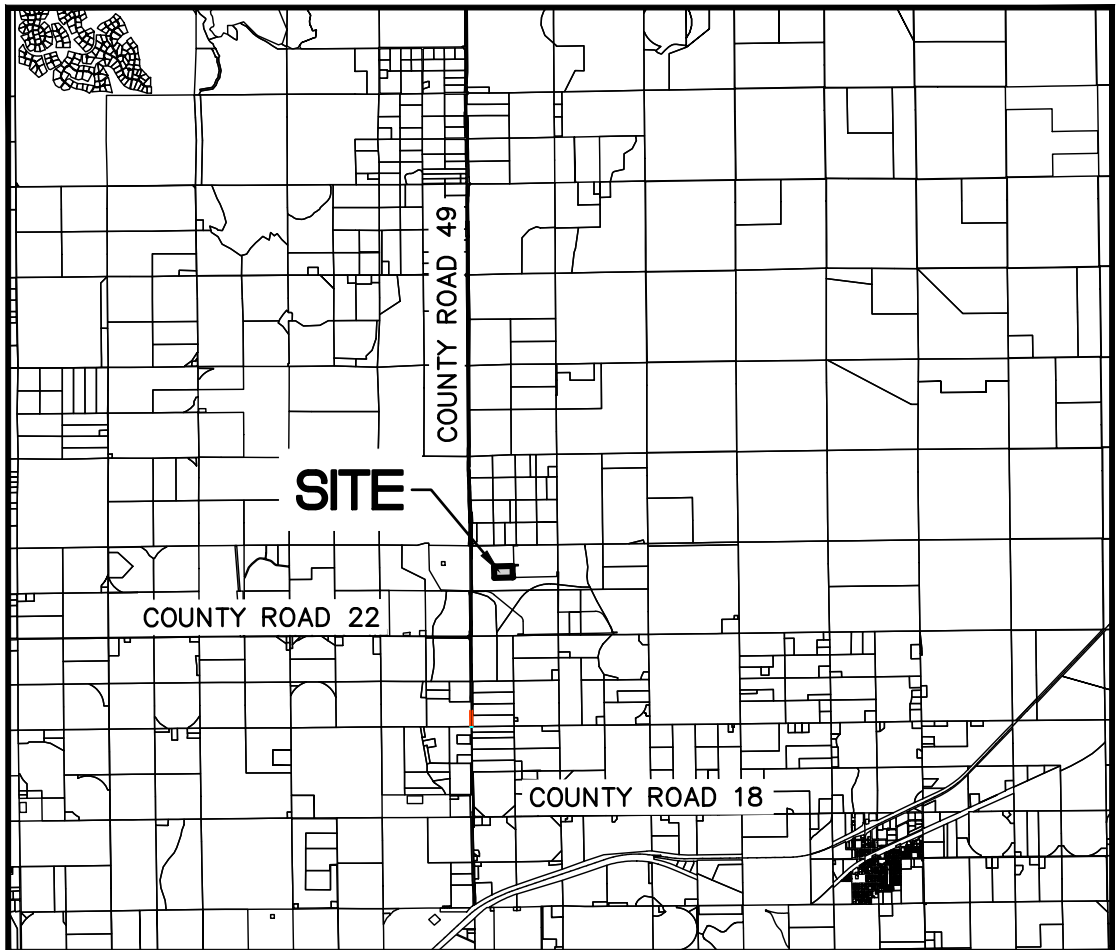
CONTAINING AN AREA OF 16.706 ACRES, (727,699 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **PIONEER VILLAGE FILING NO. 3**, 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 16.706 ACRES (727,699 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.



VICINITY MAP  
NOT TO SCALE

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. 3 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	515,825	11.841	70.88%
TRACTS	33,056	0.760	4.55%
PUBLIC ROW	178,818	4.105	24.57%
TOTAL	727,699	16.706	100%

TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	18,802	0.432	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT B	1,423	0.033	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT C	5,790	0.133	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT D	1,920	0.044	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT E	2,561	0.059	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT F	2,560	0.059	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.

METRO DIST. = METRO DISTRICT

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



AzTec Proj. No.: 120820-03

Drawn By: GLW

DEVELOPER  
PIONEER HOLDCO, LLC

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

DATE OF PREPARATION:	02-26-2021
SCALE:	N/A
SHEET 1 OF 3	



PIONEER VILLAGE FILING NO. 3

A REPLAT OF TRACT F, PIONEER VILLAGE FILING NO. 1, SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.  
16.706 ACRES - 153 RESIDENTIAL LOTS - 6 TRACTS

NW CORNER, SECTION 7  
T.2N., R.64W., 6TH P.M.  
CALCULATED POSITION FROM  
FOUND REFERENCE MONUMENTS

S49°37'07"E 1815.44' (TD)

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

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

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

S00°30'28"E 2612.70'  
WEST LINE OF THE NW 1/4 OF SEC. 7  
(BASIS OF BEARINGS)

STREET L  
(60' WIDE PUBLIC ROW)  
REC. NO. XXXXXXXXX

W 1/4 CORNER, SECTION 7  
T.2N., R.64W., 6TH P.M.  
CALCULATED POSITION FROM  
FOUND REFERENCE MONUMENTS


N00°15'29"E 2617.72'  
EAST LINE OF THE NW 1/4 OF SEC. 7

STREET R  
(79' WIDE PUBLIC ROW)  
REC. NO. XXXXXXXXX


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°21'19"	77.50'	9.95'
C2	18°41'05"	5.00'	1.63'
C3	18°41'05"	5.00'	1.63'
C4	7°21'19"	77.50'	9.95'
C5	89°56'41"	4.50'	7.06'
C6	41°29'56"	4.50'	3.26'
C7	48°29'38"	4.50'	3.81'
C8	7°25'34"	77.50'	10.04'
C9	18°49'06"	5.00'	1.64'
C10	18°49'06"	5.00'	1.64'
C11	7°15'55"	77.50'	9.83'
C12	90°00'00"	4.50'	7.07'
C13	90°00'00"	4.50'	7.07'
C14	90°00'00"	4.50'	7.07'
C15	90°00'00"	4.50'	7.07'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	7°15'32"	77.50'	9.82'
C17	18°43'57"	5.00'	1.63'
C18	18°43'57"	5.00'	1.63'
C19	7°22'51"	77.50'	9.98'
C20	7°22'41"	77.50'	9.98'
C21	18°43'38"	5.00'	1.63'
C22	18°43'38"	5.00'	1.63'
C23	7°29'33"	77.50'	10.13'
C24	90°03'19"	4.50'	7.07'
C25	90°00'26"	4.50'	7.07'
C26	90°07'34"	4.50'	7.08'
C27	89°53'41"	4.50'	7.06'
C28	90°06'19"	4.50'	7.08'
C29	89°52'26"	4.50'	7.06'

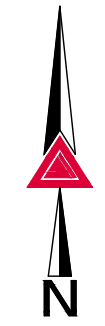
MONUMENT SYMBOL LEGEND

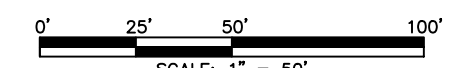


FOUND SECTION CORNER  
AS DESCRIBED



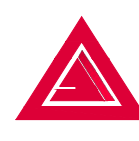
SET #5 REBAR W/ 1-1/4" YELLOW  
PLASTIC CAP STAMPED "AZTEC LS 37933"

  
N

  
SCALE: 1" = 50'

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](http://www.aztecconsultants.com)

DEVELOPER  
PIONEER HOLDCO, LLC

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

DATE OF PREPARATION:	02-26-2021
SCALE:	1" = 50'
SHEET 2 OF 3	

AzTec Proj. No.: 120820-03

Drawn By: GLW

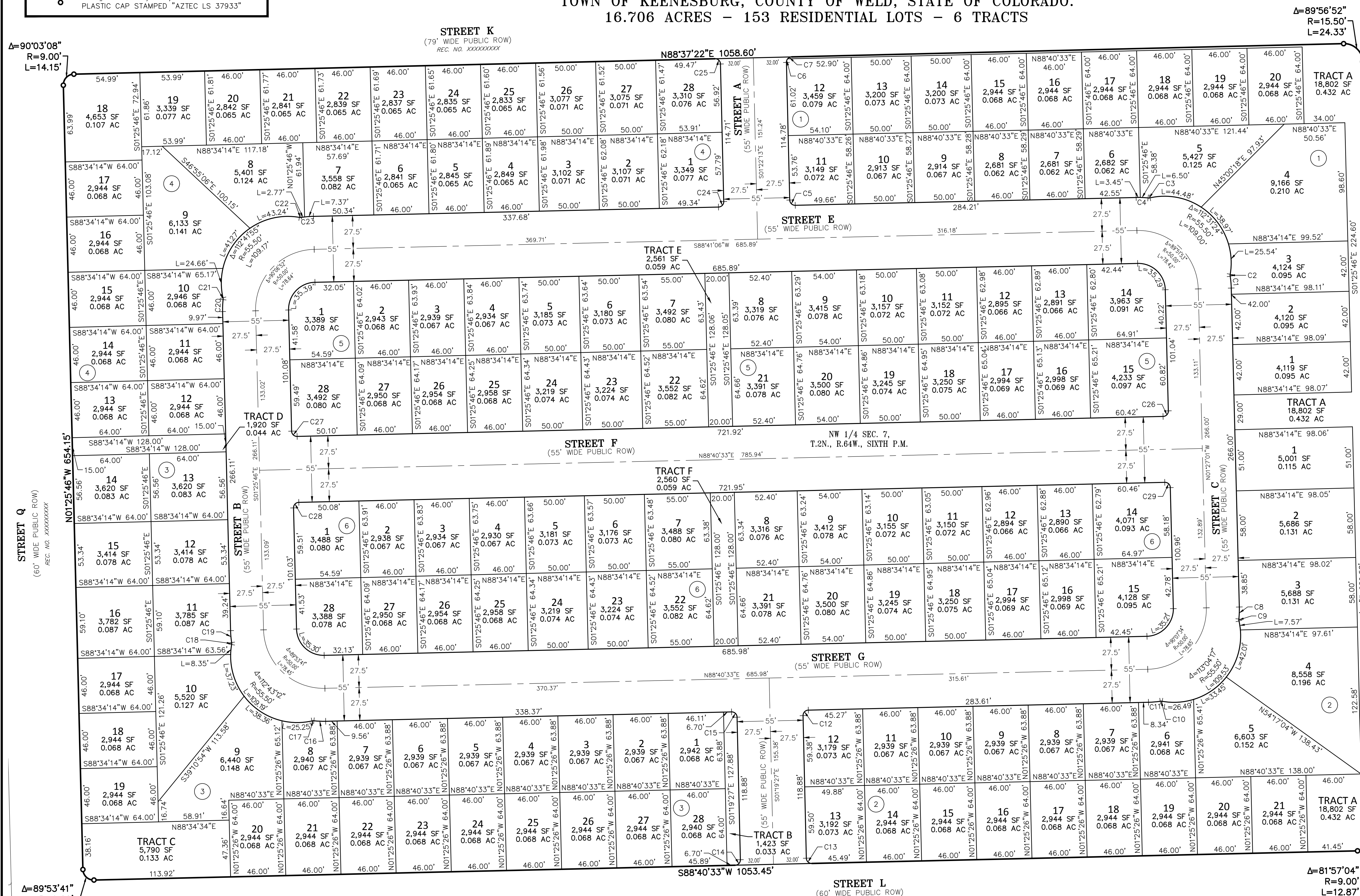


# MONUMENT SYMBOL LEGEND

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

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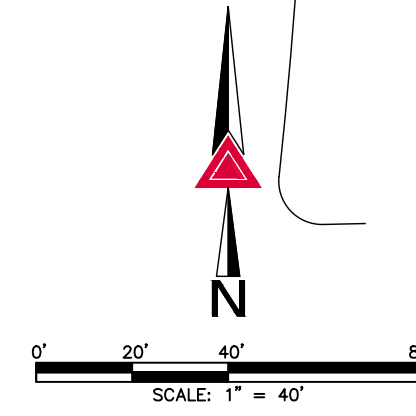
EAST LINE OF THE NW 1/4 OF SEC. 7

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

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

SEE SHEET 2  
FOR CURVE  
TABLES

FOR REVIEW



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> PIONEER HOLDCO, LLC 9033 E. EASTER PLACE, SUITE 112 CENTENNIAL, CO 80112		DATE OF PREPARATION: 02-26-2021
	AzTec Proj. No.: 120820-03 Drawn By: GLW		SCALE: 1" = 40' SHEET 3 OF 3