

PIONEER VILLAGE FILING NO. 5  
A REPLAT OF TRACT I, PIONEER VILLAGE FILING NO. 1, SITUATED IN THE SOUTHEAST QUARTER  
OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.  
47.246 ACRES – 233 RESIDENTIAL LOTS – 9 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 SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

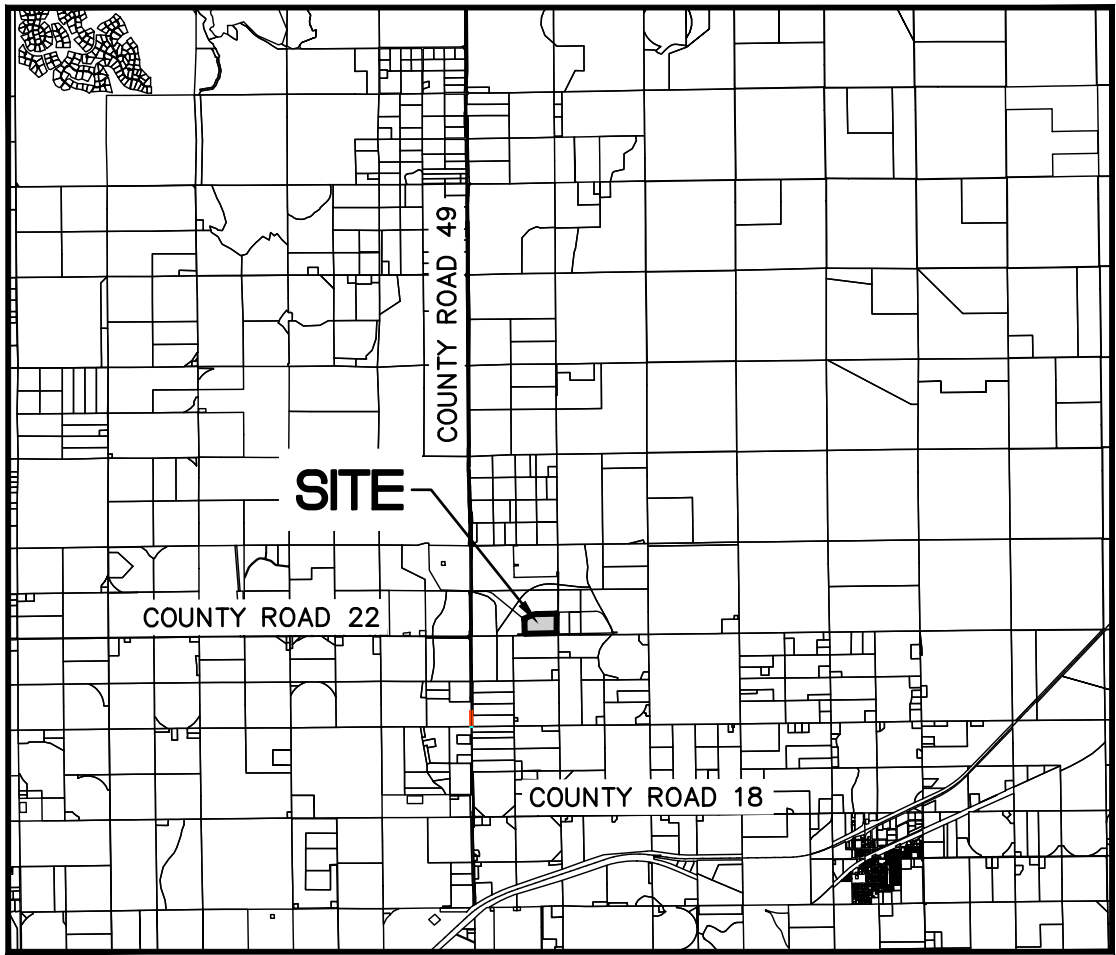
CONTAINING AN AREA OF 47.246 ACRES, (2,058,031 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **PIONEER VILLAGE FILING NO. 5**, 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 47.246 ACRES (2,058,031 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

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER \_\_\_\_\_

STATEMENT OF REPLAT

THE PURPOSE FOR THIS REPLAT IS TO VACATE TRACT I 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 SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 88°46'19" 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. 5** 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               | 1,172,085   | 27.827     | 58.90%          |
| TRACTS             | 397,891     | 9.133      | 19.33%          |
| PUBLIC ROW         | 488,055     | 10.286     | 21.77%          |
| TOTAL              | 2,058,031   | 47.246     | 100%            |

| TRACT SUMMARY TABLE |              |             |                                                    |                          |
|---------------------|--------------|-------------|----------------------------------------------------|--------------------------|
| TRACT               | AREA (SQ.FT) | AREA (AC ±) | USE                                                | OWNED BY / MAINTAINED BY |
| TRACT A             | 196,158      | 4.503       | PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE | METRO DIST./METRO DIST.  |
| TRACT B             | 155,172      | 3.562       | PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE | METRO DIST./METRO DIST.  |
| TRACT C             | 8,919        | 0.205       | PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE | METRO DIST./METRO DIST.  |
| TRACT D             | 3,002        | 0.069       | PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE | METRO DIST./METRO DIST.  |
| TRACT E             | 6,934        | 0.159       | PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE | METRO DIST./METRO DIST.  |
| TRACT F             | 6,934        | 0.159       | PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE | METRO DIST./METRO DIST.  |
| TRACT G             | 6,934        | 0.159       | PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE | METRO DIST./METRO DIST.  |
| TRACT H             | 6,934        | 0.159       | PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE | METRO DIST./METRO DIST.  |
| TRACT I             | 6,904        | 0.158       | PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE | METRO DIST./METRO DIST.  |

METRO DIST. =

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:

03-04-2021

SCALE:

N/A

SHEET 1 OF 6



A REPLAT OF TRACT 1, PIONEER VILLAGE FILING NO. 1, SITUATED IN THE SOUTHEAST QUARTER  
OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.  
47.246 ACRES - 233 RESIDENTIAL LOTS - 9 TRACTS

C 1/4 CORNER, SECTION 7  
T.2N., R.64W., 6TH P.M.  
NO MONUMENT FOUND OR SET

$$\begin{aligned} \Delta &= 91^\circ 51' 50'' \\ R &= 22.50' \\ L &= 36.07' \end{aligned}$$

STREET S  
' WIDE PUBLIC ROW) --- EAST LINE OF THE SE 1/4 OF SEC. 7  
REC. NO. XXXXXXXX N002'4.9"E 2623.25'

$$\begin{aligned}\Delta &= 88^\circ 21' 30'' \\ R &= 36.50' \\ l &= 56.29'\end{aligned}$$

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

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C42         | 90°00'29" | 4.50'  | 7.07'  |
| C43         | 89°49'32" | 4.50'  | 7.05'  |
| C44         | 90°09'59" | 22.50' | 35.41' |
| C45         | 90°00'00" | 22.50' | 35.34' |
| C46         | 90°00'29" | 4.50'  | 7.07'  |
| C47         | 89°49'32" | 4.50'  | 7.05'  |
| C48         | 90°00'00" | 7.00'  | 11.00' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S01°12'56"E | 24.27' |
| L2         | S88°25'15"W | 12.84' |
| L3         | N88°25'15"E | 18.30' |

FOUND SECTION CORNER AS DESCRIBED

1 ● FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"

○ SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"

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

TRACT H  
PIONEER VILLAGE  
FILING NO. 1  
REC. NO. XXXXXXXXXX

$$\Delta = 81^{\circ}09'00''$$
$$R = 15.50'$$
$$L = 21.95'$$

STREET M  
(79' WIDE PUBLIC ROW)  
REC. NO. XXXXXXXX  
R=439.50'  
L=121.72'  
=15.52.06

UNPLATTED

$$\Delta = 87^{\circ}54'08''$$

$$R = 29.00'$$

$$I = 44.49'$$

STREET P  
(47.5' WIDE PUBLIC ROW)  
REC. NO. XXXXXXXXXX

N88°46'19"E 2609.73'  
SOUTH LINE OF THE SE 1/4 OF SEC. 7  
(BASIS OF BEARINGS)

NE 1/4 SEC. 18,  
T.2N., R.64W., SIXTH P.M.

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)

AzTec Proj. No.: 120820-03

Drawn By: GLW

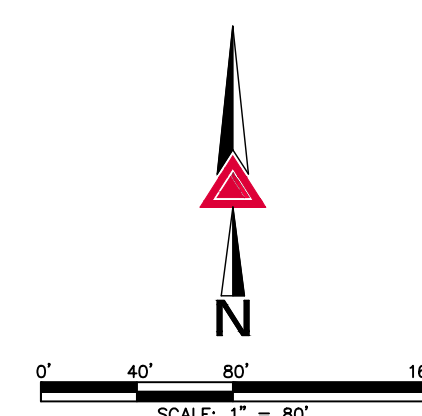
DEVELOPER  
PIONEER HOLDCO, LLC

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

|                       |            |
|-----------------------|------------|
| DATE OF PREPARATION:- | 03-04-2021 |
|-----------------------|------------|

SCALE: 1" = 80'

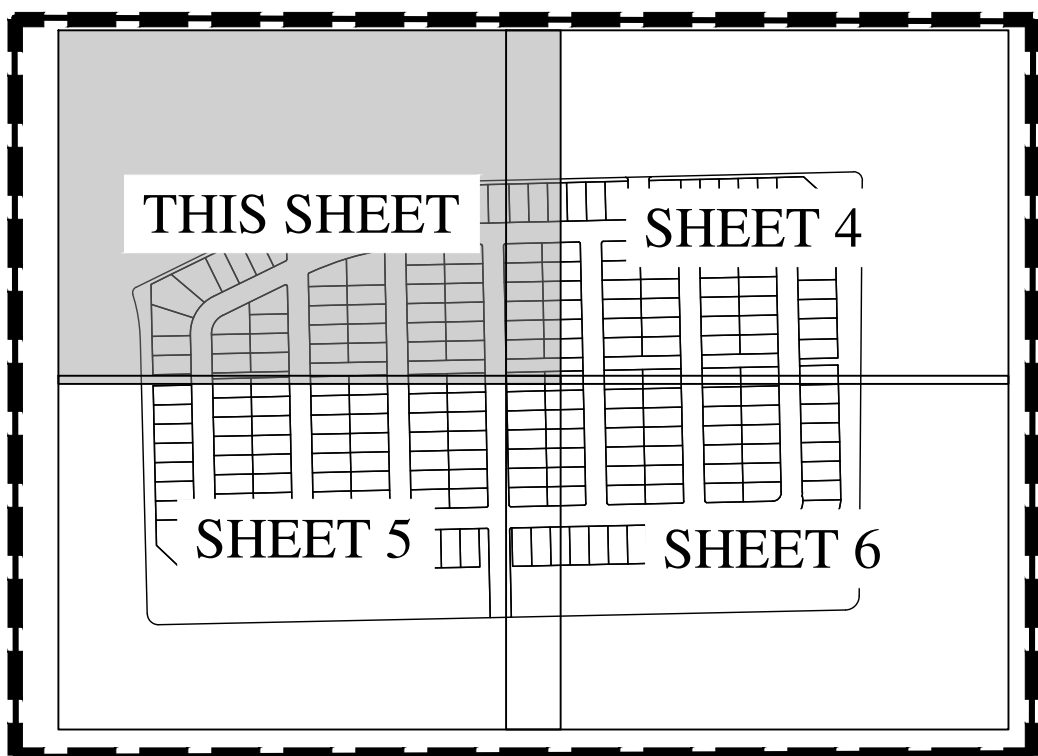
SHEET 2 OF 6





# PIONEER VILLAGE FILING NO. 5

A REPLAT OF TRACT 1, PIONEER VILLAGE FILING NO. 1, SITUATED IN THE SOUTHEAST QUARTER  
OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.  
47.246 ACRES - 233 RESIDENTIAL LOTS - 9 TRACTS



TRACT H  
PIONEER VILLAGE  
FILING NO. 1  
REC. NO. XXXXXXXXX

TRACT C  
8,716 SF  
0.200 AC

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

TRACT H  
PIONEER VILLAGE  
FILING NO. 1  
REC. NO. XXXXXXXXX

$\Delta=81^{\circ}09'00''$   
 $R=15.50'$   
 $L=21.95'$

TRACT B  
155,172 SF  
3.562 AC

$\Delta=15^{\circ}52'06''$   
 $R=439.50'$   
 $L=121.72'$

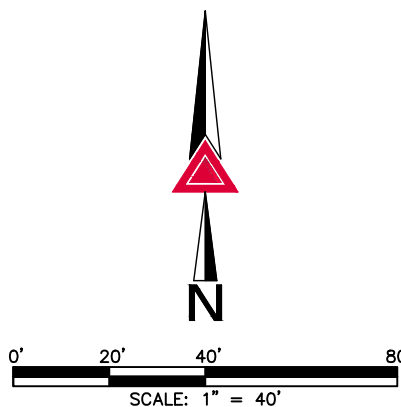
STREET M  
(79' WIDE PUBLIC ROW)  
REC. NO. XXXXXXXXX

N01°25'46"W 712.09'

SEE SHEET 5

## MONUMENT SYMBOL LEGEND

- ◆ FOUND SECTION CORNER AS DESCRIBED
- 1. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"



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

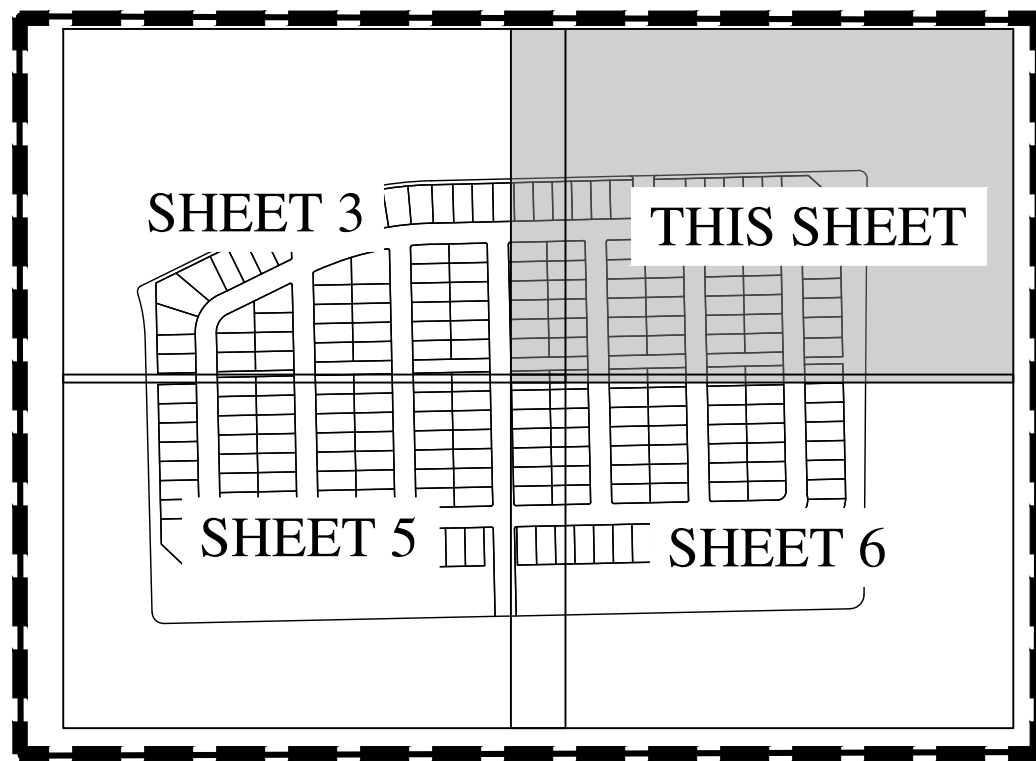
9033 E. EASTER PLACE, SUITE 112  
CENTENNIAL, CO 80112

DATE OF PREPARATION: 03-04-2021

SCALE: 1" = 40'

SHEET 3 OF 6

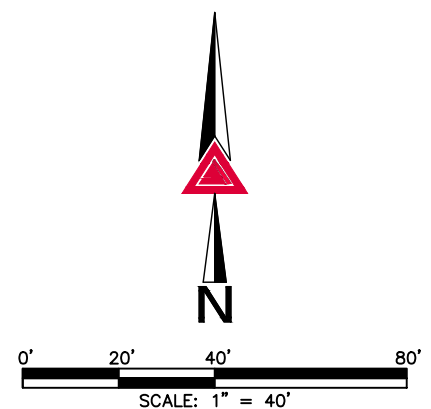




**PIONEER VILLAGE FILING NO. 5**  
A REPLAT OF TRACT I, PIONEER VILLAGE FILING NO. 1, SITUATED IN THE SOUTHEAST QUARTER  
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47.246 ACRES - 233 RESIDENTIAL LOTS - 9 TRACTS



| MONUMENT SYMBOL LEGEND |                                                                       |
|------------------------|-----------------------------------------------------------------------|
|                        | FOUND SECTION CORNER<br>AS DESCRIBED                                  |
|                        | SET #5 REBAR W/ 1-1/4" YELLOW<br>PLASTIC CAP STAMPED "AZTEC LS 37933" |



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Drawn By: GLW

|                                                         |  |                      |            |
|---------------------------------------------------------|--|----------------------|------------|
| DEVELOPER<br>PIONEER HOLDCO, LLC                        |  | DATE OF PREPARATION: | 03-04-2021 |
| 9033 E. EASTER PLACE, SUITE 112<br>CENTENNIAL, CO 80112 |  | SCALE:               | 1" = 40'   |
|                                                         |  | SHEET 4 OF 6         |            |

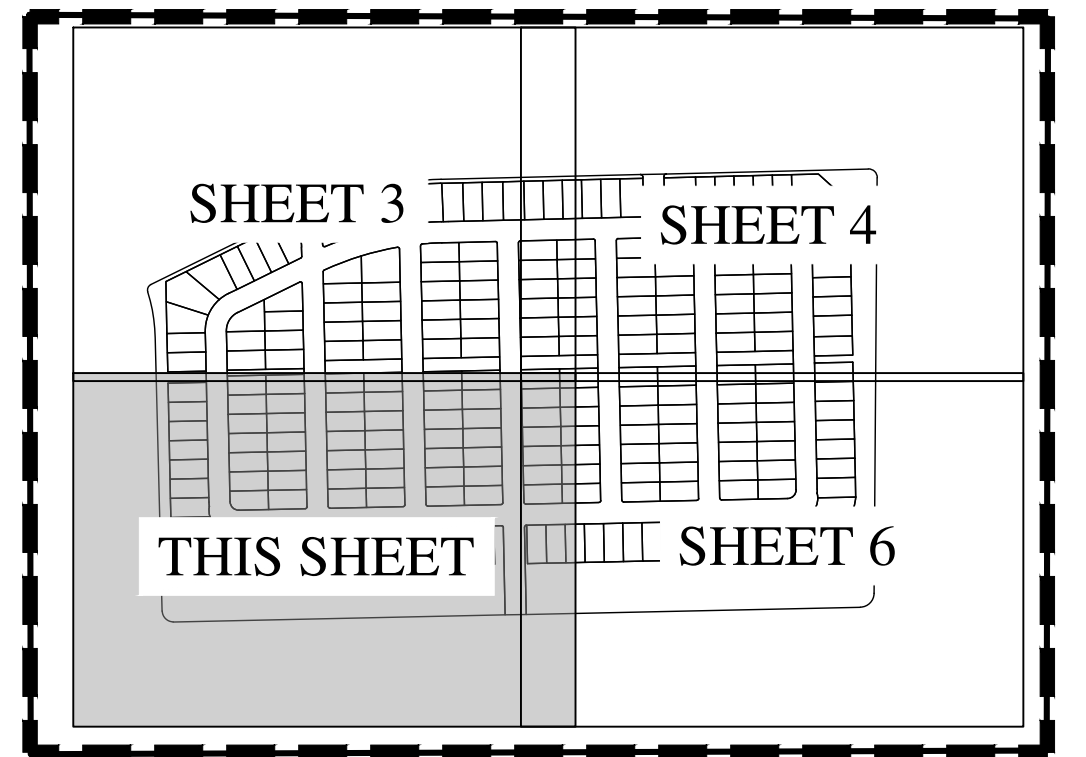


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SEE SHEET 3

SEE SHEET 3

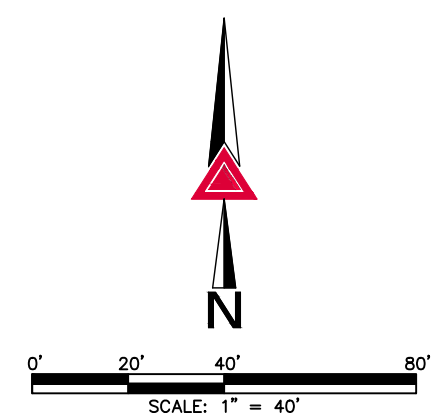


## MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"

SEE SHEET 6

SEE SHEET 2  
FOR LINE  
AND CURVE  
TABLES



FOR REVIEW

FOR AND ON BEHALF OF  
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CONSULTANTS, INC.  
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DATE OF  
PREPARATION: 03-04-2021

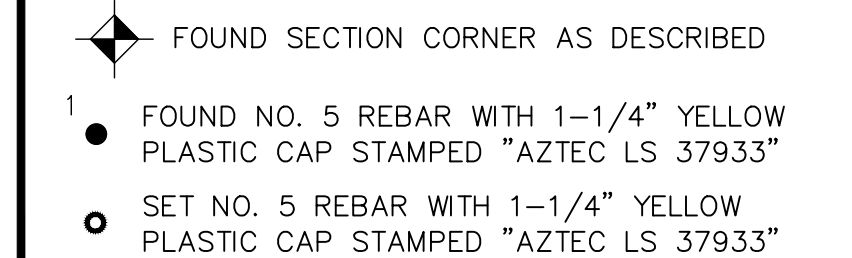
SCALE: 1" = 40'

SHEET 5 OF 6



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47.246 ACRES - 233 RESIDENTIAL LOTS - 9 TRACTS

SEE SHEET 4



SEE SHEET 2  
FOR LINE  
AND CURVE  
TABLES

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

SHEET 6 OF 6

Drawn By: GLW

