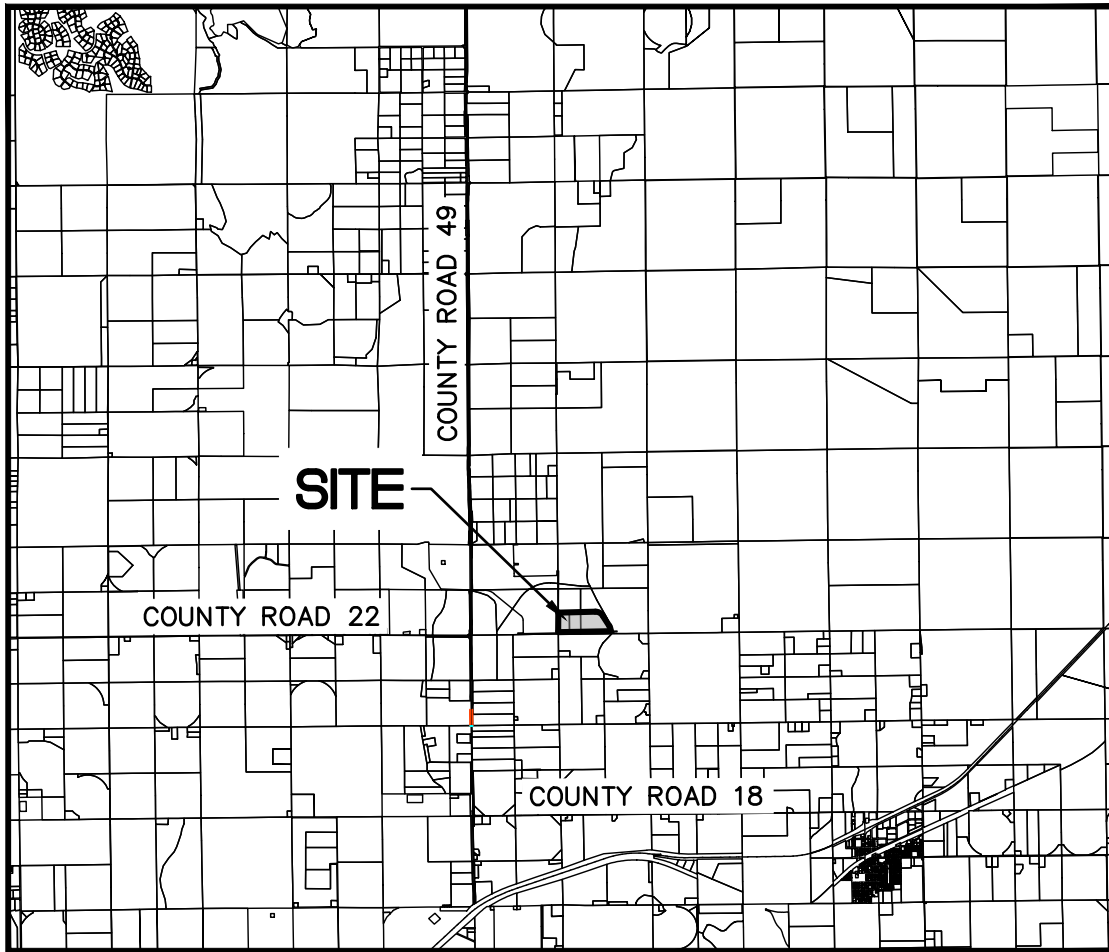


PIONEER VILLAGE FILING NO. 6
A REPLAT OF TRACT J, PIONEER VILLAGE FILING NO. 1, SITUATED IN THE SOUTH HALF OF
SECTION 8, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.
73.392 ACRES – 335 RESIDENTIAL LOTS – 15 TRACTS



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 SOUTH HALF OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT J, 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 SOUTH HALF OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 73.392 ACRES, (3,196,955 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. 6**, 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.

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 J 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 SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 88°55'01" WEST, 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. 6** 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 _____

TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	78,193	1.795	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT B	157,104	3.607	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT C	172,482	3.960	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT D	286,715	6.582	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT E	5,686	0.131	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT F	5,790	0.133	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT G	10,502	0.241	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT H	6,079	0.140	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT I	5,754	0.132	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT J	5,355	0.123	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT K	5,496	0.126	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT L	5,850	0.134	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT M	2,594	0.060	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT N	2,128	0.049	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.
TRACT O	3,809	0.087	PUBLIC ACCESS, EMERGENCY ACCESS, UTILITY, DRAINAGE	METRO DIST./METRO DIST.

METRO DIST. =

LAND SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL AREA
LOTS	1,769,669	40.625	55.35%
TRACTS	753,537	17.300	23.57%
PUBLIC ROW	673,749	15.467	21.08%
TOTAL	3,196,955	73.392	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

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 73.392 ACRES (3,196,955 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____. 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.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°43'02"	4.00'	6.26'
C2	87°52'47"	4.50'	6.90'
C3	15°35'02"	177.50'	48.28'
C4	17°50'26"	222.50'	69.28'
C5	90°00'00"	4.50'	7.07'
C6	90°00'00"	9.50'	14.92'
C7	21°49'06"	500.04'	190.42'
C8	90°00'00"	9.50'	14.92'
C9	42°38'43"	205.50'	152.95'
C10	89°58'35"	4.50'	7.07'
C11	90°01'25"	4.50'	7.07'
C12	89°58'35"	4.50'	7.07'
C13	90°01'25"	4.50'	7.07'
C14	90°01'25"	77.50'	121.77'
C15	89°50'28"	77.50'	121.52'
C16	89°51'48"	4.50'	7.06'
C17	90°16'58"	4.00'	6.30'
C18	90°09'32"	4.50'	7.08'
C19	89°58'35"	4.50'	7.07'
C20	90°01'25"	22.50'	35.35'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	89°50'28"	22.50'	35.28'
C22	90°09'32"	4.50'	7.08'
C23	89°58'35"	4.50'	7.07'
C24	90°01'25"	4.50'	7.07'
C25	89°50'28"	4.50'	7.06'
C26	90°09'32"	4.50'	7.08'
C27	89°58'35"	4.50'	7.07'
C28	90°01'25"	4.50'	7.07'
C29	89°50'28"	4.50'	7.06'
C30	90°08'12"	4.50'	7.08'
C31	89°59'55"	4.50'	7.07'
C32	90°01'25"	4.50'	7.07'
C33	89°50'28"	4.50'	7.06'
C34	90°15'07"	4.50'	7.09'
C35	89°58'35"	4.50'	7.07'
C36	90°00'05"	4.50'	7.07'
C37	93°16'16"	4.50'	7.33'
C38	14°25'59"	122.50'	30.86'
C39	17°56'02"	277.50'	86.86'
C40	18°52'02"	277.50'	91.38'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C41	16°39'17"	122.50'	35.61'
C42	90°09'32"	4.50'	7.08'
C43	89°58'35"	4.50'	7.07'
C44	90°01'25"	4.50'	7.07'
C45	89°50'28"	4.50'	7.06'
C46	90°09'32"	4.50'	7.08'
C47	89°58'35"	4.50'	7.07'
C48	90°01'25"	4.50'	7.07'
C49	89°50'28"	4.50'	7.06'
C50	95°06'21"	4.50'	7.47'
C51	89°58'35"	4.50'	7.07'
C52	90°01'25"	4.50'	7.07'
C53	89°50'28"	4.50'	7.06'
C54	22°26'53"	345.00'	135.17'
C55	13°31'03"	327.50'	77.26'
C56	11°54'19"	327.50'	68.05'
C57	28°31'25"	227.50'	113.26'
C58	90°00'00"	4.50'	7.07'
C59	28°24'51"	172.50'	85.55'
C60	95°47'20"	4.50'	7.52'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C61	24°26'13"	345.00'	147.14'
C62	90°01'25"	4.50'	7.07'
C63	20°40'50"	328.00'	118.39'
C64	11°03'14"	72.50'	13.99'
C65	20°16'57"	72.50'	25.66'
C66	31°20'12"	72.50'	39.65'
C67	90°00'00"	4.50'	7.07'
C68	90°00'00"	4.50'	7.07'
C69	121°20'12"	50.50'	106.94'
C70	90°01'25"	4.50'	7.07'
C71	89°58'35"	4.50'	7.07'
C72	31°20'12"	127.50'	69.73'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°22'45"E	79.21'
L2	N88°54'56"E	30.72'
L3	S57°34'44"W	19.35'
L4	N57°34'44"E	19.35'

 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:	03-11-2021
		SCALE:	N/A
		SHEET 1 OF 6	

AzTec Proj. No.: 120820-03

Drawn By: GLW

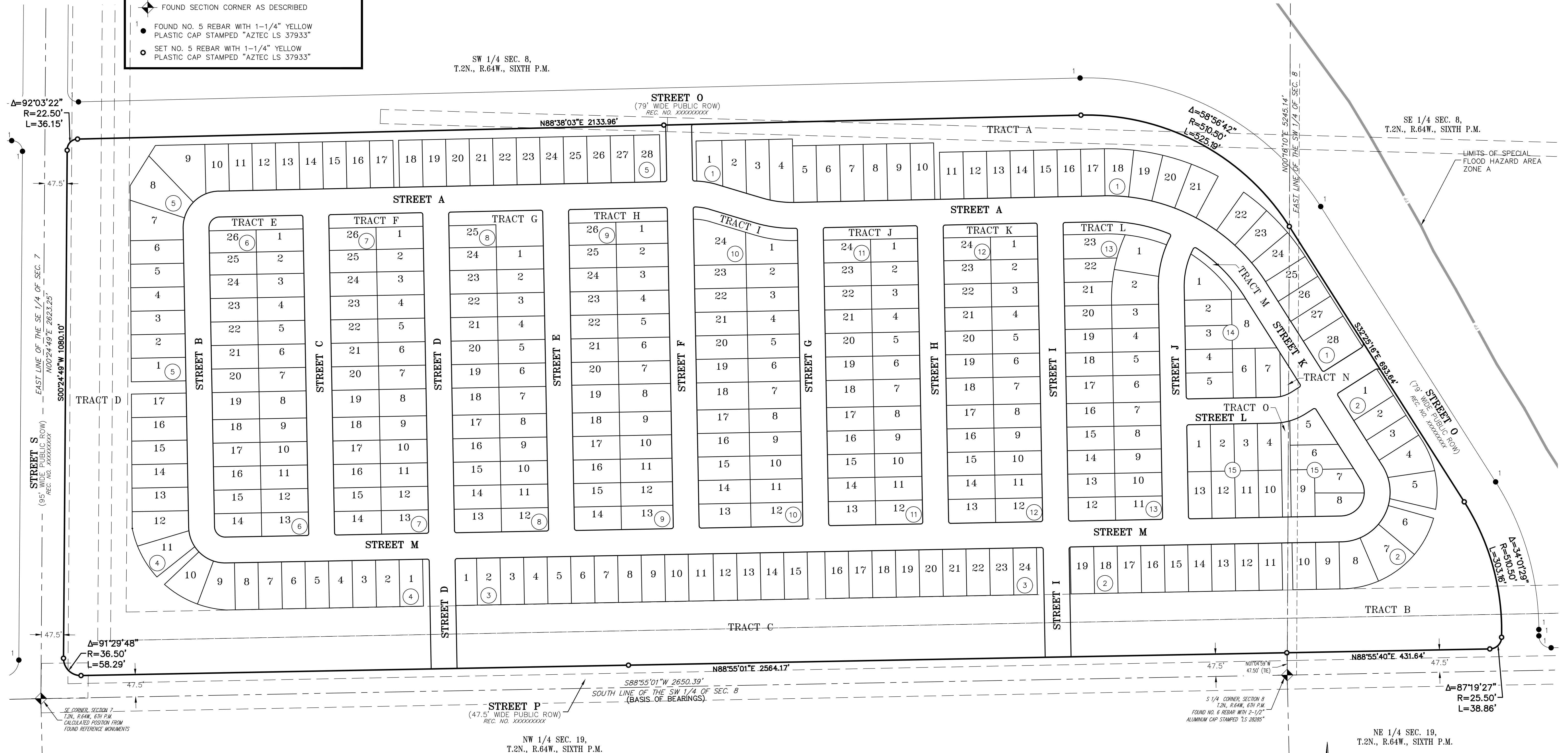
PIONEER VILLAGE FILING NO. 6

A REPLAT OF TRACT J, PIONEER VILLAGE FILING NO. 1, SITUATED IN THE SOUTH HALF OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.
73.392 ACRES - 335 RESIDENTIAL LOTS - 15 TRACTS

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"

SW 1/4 SEC. 8,
T.2N., R.64W., SIXTH P.M.



NE 1/4 SEC. 19,
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
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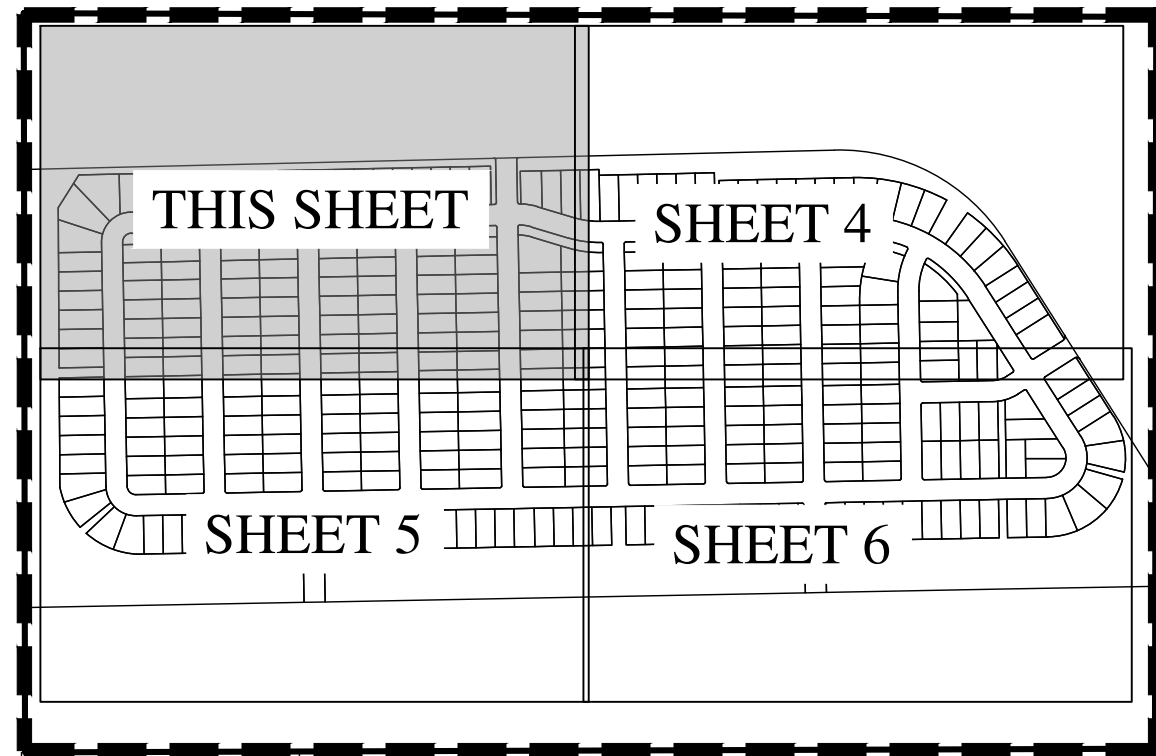
DATE OF PREPARATION: 03-11-2021
SCALE: 1" = 100'
SHEET 2 OF 6

PIONEER VILLAGE FILING NO. 6

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73.392 ACRES - 335 RESIDENTIAL LOTS - 15 TRACTS

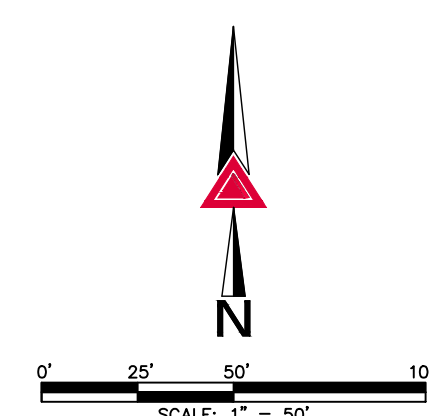
MONUMENT SYMBOL LEGEND

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



SEE SHEET 5

SEE SHEET 1
FOR LINE
AND CURVE
TABLES



FOR REVIEW

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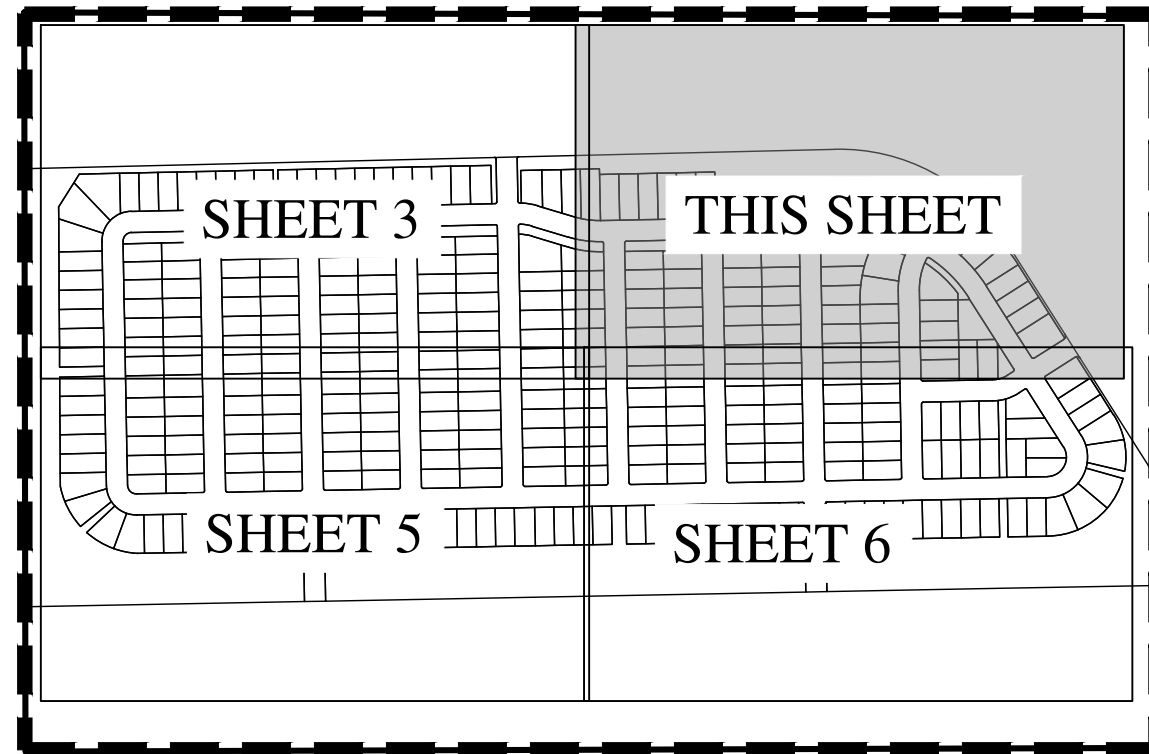
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SCALE: 1" = 50'

SHEET 3 OF 6

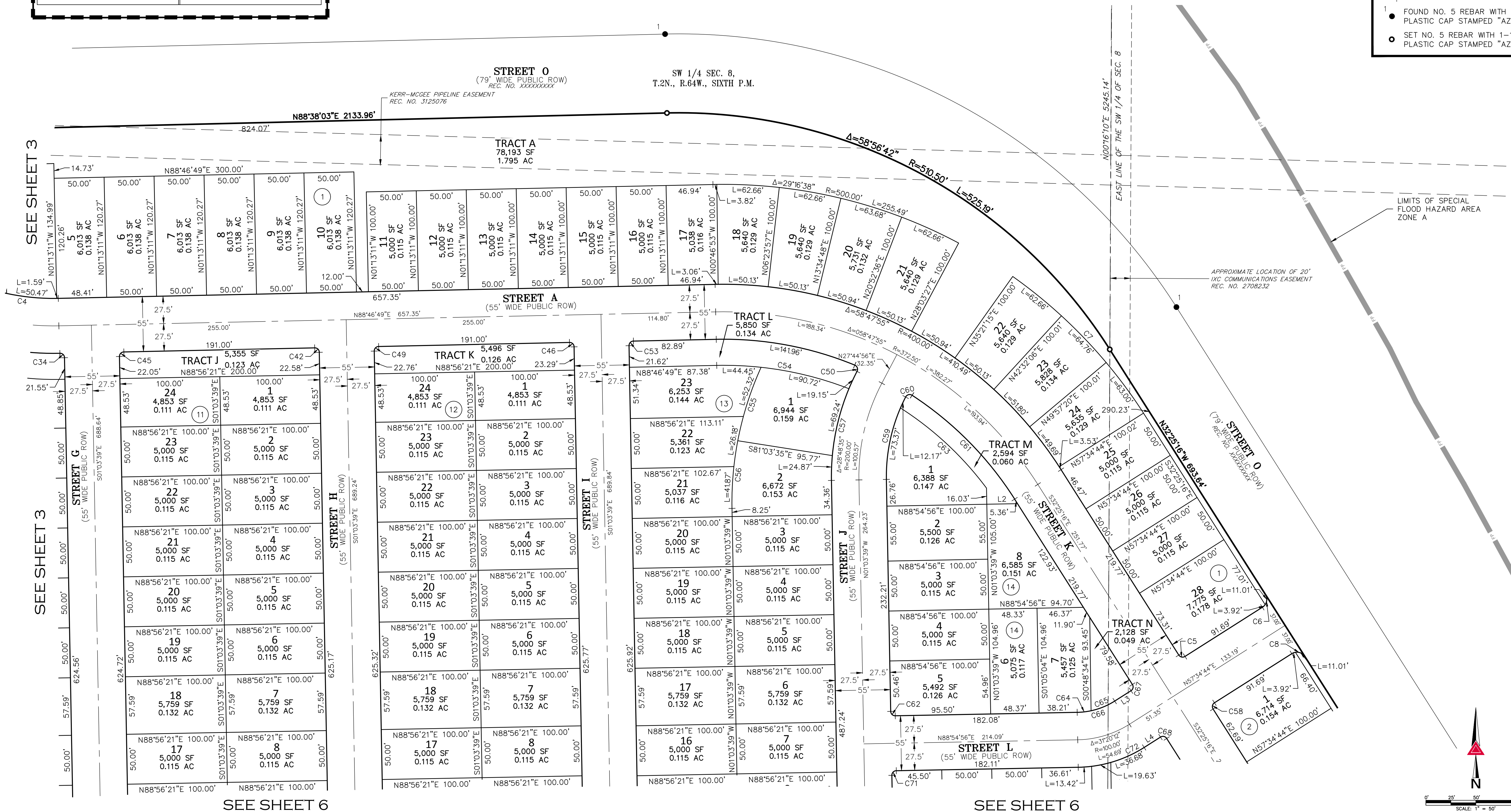
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SEE SHEET 1
FOR LINE
AND CURVE
TABLES

FOR REVIEW

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AzTec Proj. No.: 120820-03 Drawn By: GLW

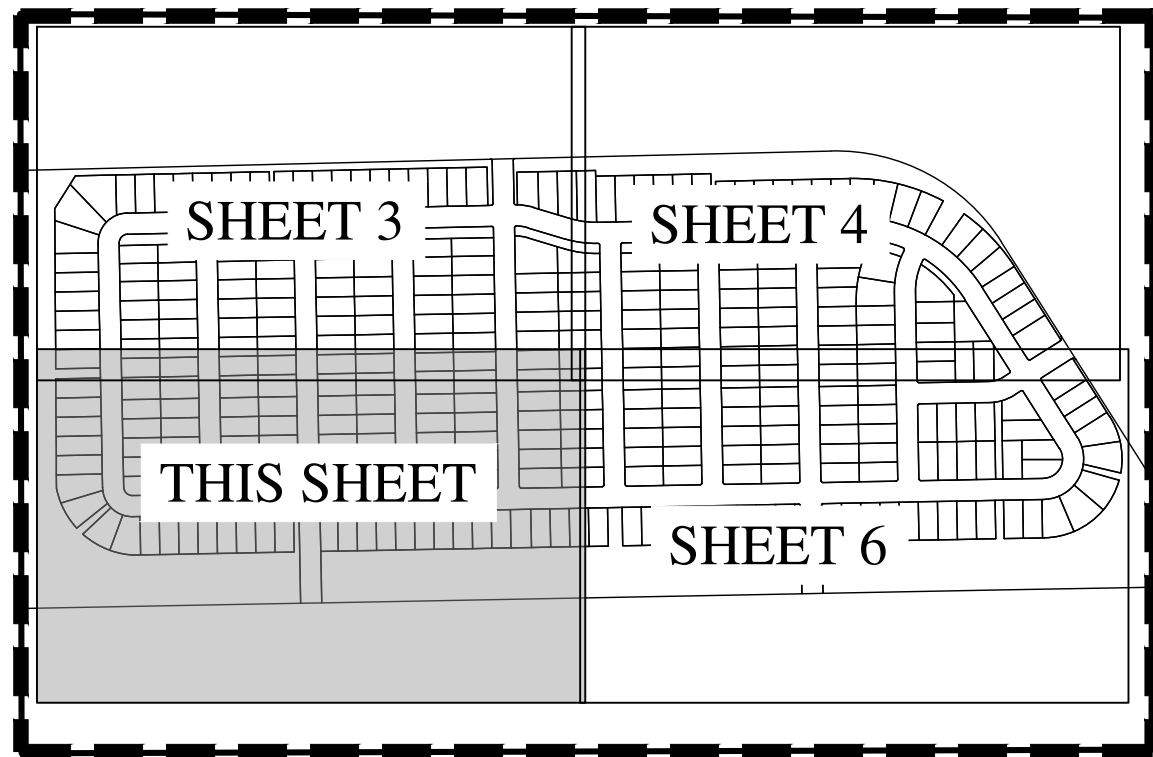
DEVELOPER
PIONEER HOLDCO, LLC

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

DATE OF PREPARATION: 03-11-2021

SCALE: 1" = 50'

SHEET 4 OF 6

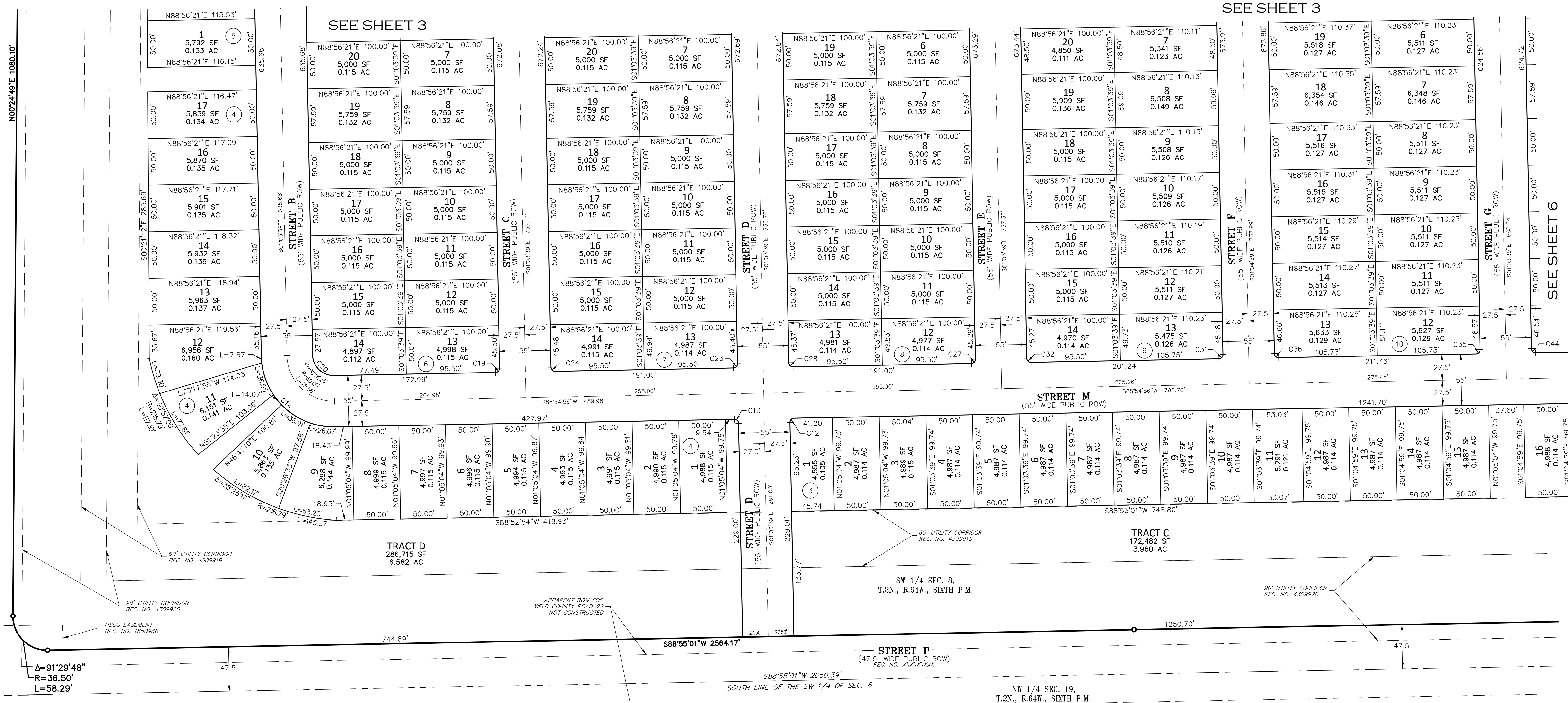


PIONEER VILLAGE FILING NO. 6

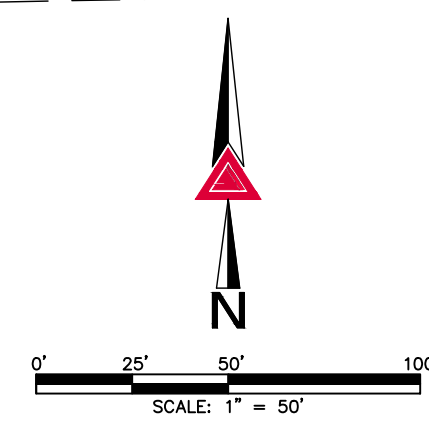
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SEE SHEET 1
FOR LINE
AND CURVE
TABLES



FOR REVIEW

FOR AND ON BEHALF OF
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Drawn By: GLW

DEVELOPER
PIONEER HOLDCO, LLC

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CENTENNIAL, CO 80112

DATE OF PREPARATION:	03-11-2021
SCALE:	1" = 50'
SHEET 5 OF 6	

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73.392 ACRES - 335 RESIDENTIAL LOTS - 15 TRACTS



N88°56'21"E 100.00'	19 5,000 SF 0.115 AC	S01°03'39"E 50.00'	N88°56'21"E 100.00'	6 5,000 SF 0.115 AC	S01°03'39"E 50.00'
N88°56'21"E 100.00'	18 5,759 SF 0.132 AC	S01°03'39"E 57.59'	N88°56'21"E 100.00'	7 5,759 SF 0.132 AC	S01°03'39"E 57.59'
N88°56'21"E 100.00'	17 5,000 SF 0.115 AC	S01°03'39"E 50.00'	N88°56'21"E 100.00'	8 5,000 SF 0.115 AC	S01°03'39"E 50.00'
N88°56'21"E 100.00'	16 5,000 SF 0.115 AC	S01°03'39"E 50.00'	N88°56'21"E 100.00'	9 5,000 SF 0.115 AC	S01°03'39"E 50.00'
N88°56'21"E 100.00'	15 5,000 SF 0.115 AC	S01°03'39"E 50.00'	N88°56'21"E 100.00'	10 5,000 SF 0.115 AC	S01°03'39"E 50.00'
N88°56'21"E 100.00'	14 5,000 SF 0.115 AC	S01°03'39"E 50.00'	N88°56'21"E 100.00'	11 5,000 SF 0.115 AC	S01°03'39"E 50.00'
N88°56'21"E 100.00'	13 5,088 SF 0.117 AC	S01°03'39"E 50.90'	N88°56'21"E 100.00'	12 5,083 SF 0.117 AC	S01°03'39"E 50.90'

S01°04'59"E 99.33' 19 4.994 SF 0.115 AC 50.00'	S01°04'59"E 99.90' 18 4.995 SF 0.115 AC 50.00'	S01°04'59"E 99.91' 17 4.996 SF 0.115 AC 50.00'	S01°04'59"E 99.92' 16 4.996 SF 0.115 AC 50.00'	S01°04'59"E 99.93' 15 4.997 SF 0.115 AC 50.00'	S01°04'59"E 99.94' 14 4.997 SF 0.115 AC 50.00'
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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"

Figure 1 is a detailed survey diagram of a rectangular property. The property is divided into two sections, 4 and 5. Section 4 is a rectangle with dimensions 50.00' by 50.00' and area 5,000 SF / 0.115 AC. Section 5 is a rectangle with dimensions 50.46' by 50.46' and area 5,492 SF / 0.126 AC. The total area is 10,492 SF / 0.241 AC. The diagram shows bearings and distances for all boundaries, including a curved boundary on the right side. A north arrow is present in the top right corner.

Section	Dimensions	Area
4	50.00' x 50.00'	5,000 SF / 0.115 AC
5	50.46' x 50.46'	5,492 SF / 0.126 AC
Total		10,492 SF / 0.241 AC

Figure 10 is a plan view of a rectangular tract divided into four sections labeled 10, 11, 12, and 13. The tract is bounded by 191.00' on the left, 100.00' on the right, 45.50' on the bottom, and 182.11' on the top. Section 10 (bottom right) is 50.00' wide and 18.39' high. Section 11 (bottom left) is 50.00' wide and 50.00' high. Section 12 (top left) is 50.00' wide and 50.00' high. Section 13 (top right) is 50.00' wide and 50.00' high. Each section contains a survey point (C70, C71, C72, C73) and a bearing/distance callout. The right boundary is a curve with a radius of 100.00' and a central angle of 3.42 degrees.

N88°55'40"E 431.64'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	03-11-2021
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SCALE:	1" = 50'
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SHEET 6 OF 6

 **AZTEC**
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DEVELOPER

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CENTENNIAL, CO 80112

DATE OF PREPARATION:	03-11-2021
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SCALE:	1" = 50'
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SHEET 6 OF 6