

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF KEENESBURG, WELD COUNTY, COLORADO

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 NORTH 00°23'34" WEST, A DISTANCE OF 1022.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 47°07'15" EAST, A DISTANCE OF 462.49 FEET TO A POINT ON THE SOUTH LINE EXTENDED OF STEWARD SUBDIVISION, RECORDED IN THE RECORDS OF WELD COUNTY ON JULY 7, 1962, UPON RECEPTION NO. 2704562; THENCE ALONG SAID SOUTH LINE EXTENDED AND SOUTH LINE OF STEWARD SUBDIVISION NORTH 89°24'00" EAST, A DISTANCE OF 127.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE EXTENDED OF CEDAR STREET, AS DESCRIBED IN RIGHT-OF-WAY DEED NO. 1921452, RECORDED IN THE RECORDS OF WELD COUNTY ON MARCH 28, 1960, VOL. 1554, P. 46; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE EXTENDED, SOUTH 01°03'59" EAST, A DISTANCE OF 47.81 FEET TO THE NORTHEAST CORNER OF SAID CEDAR STREET RIGHT-OF-WAY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF CEDAR STREET, SOUTH 01°03'59" EAST, A DISTANCE OF 1286.03 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89°24'19" WEST, A DISTANCE OF 1077.95 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING.

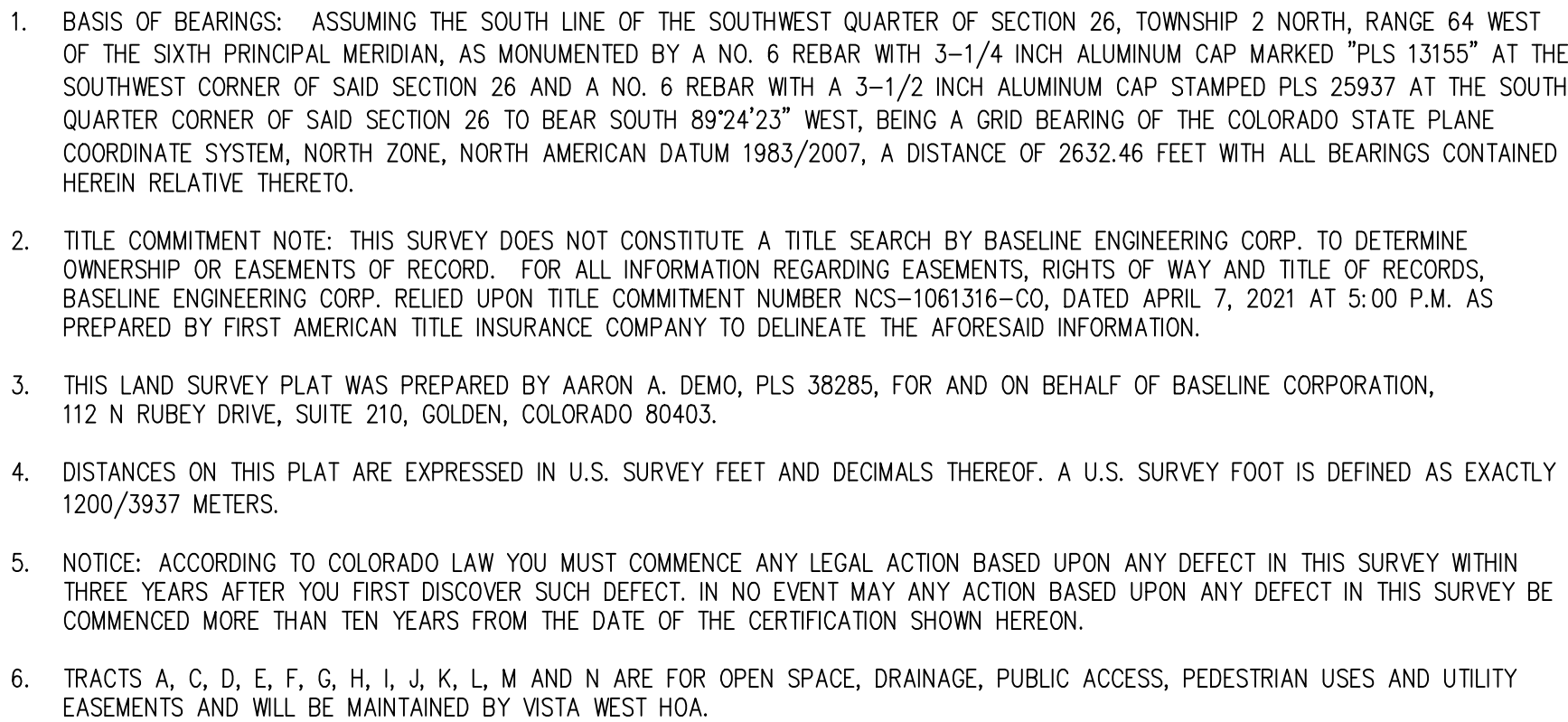
I, AARON A. DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS FINAL SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, THAT THE MONUMENTATION AS INDICATED HEREON WAS FOUND OR SET AS SHOWN, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF VISTA WEST 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, 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.

STATE OF COLORADO)
)SS
COUNTY OF WELD)

TOWN CLERK



FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	06/25/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	05/07/2021
JOB NO.	C03490
DRAWING NAME 3490--Preliml_Plot.dwg	
SHEET 01	OF 03



PREPARED BY	DATE

REVISION	DESCRIPTION

WELD COUNTY

COMPANIES

**ATA WEST
MAIL PLAT
COVER**

BURG

PREPARED UNDER THE DIRECT
SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 06/25/2021

DRAWING SIZE	24" X 36"
ON A4 (210 X 297 mm)	ON A3 (297 X 420 mm)

SURVEY FIRM	SURVEY DATE
BASELINE	05/07/2021

JOB NO.	C03490
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DRAWING NAME
3490-Preliml_Plat.dwg

SHEET 01 OF 03

N:\co3490 - Summerfield - Keenesburg\Drawings\Survey\Final Plat\Preliminary Plat Title for Keenesburg\3490-Preliminary Plat.dwg, 7/22/2021 2:34:19 PM, Jake Jackson

PRELIMINARY PLAT
VISTA WEST SUBDIVISION
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF KEENESBURG, WELD COUNTY, COLORADO

LEGEND

PROPOSED LINETYPES

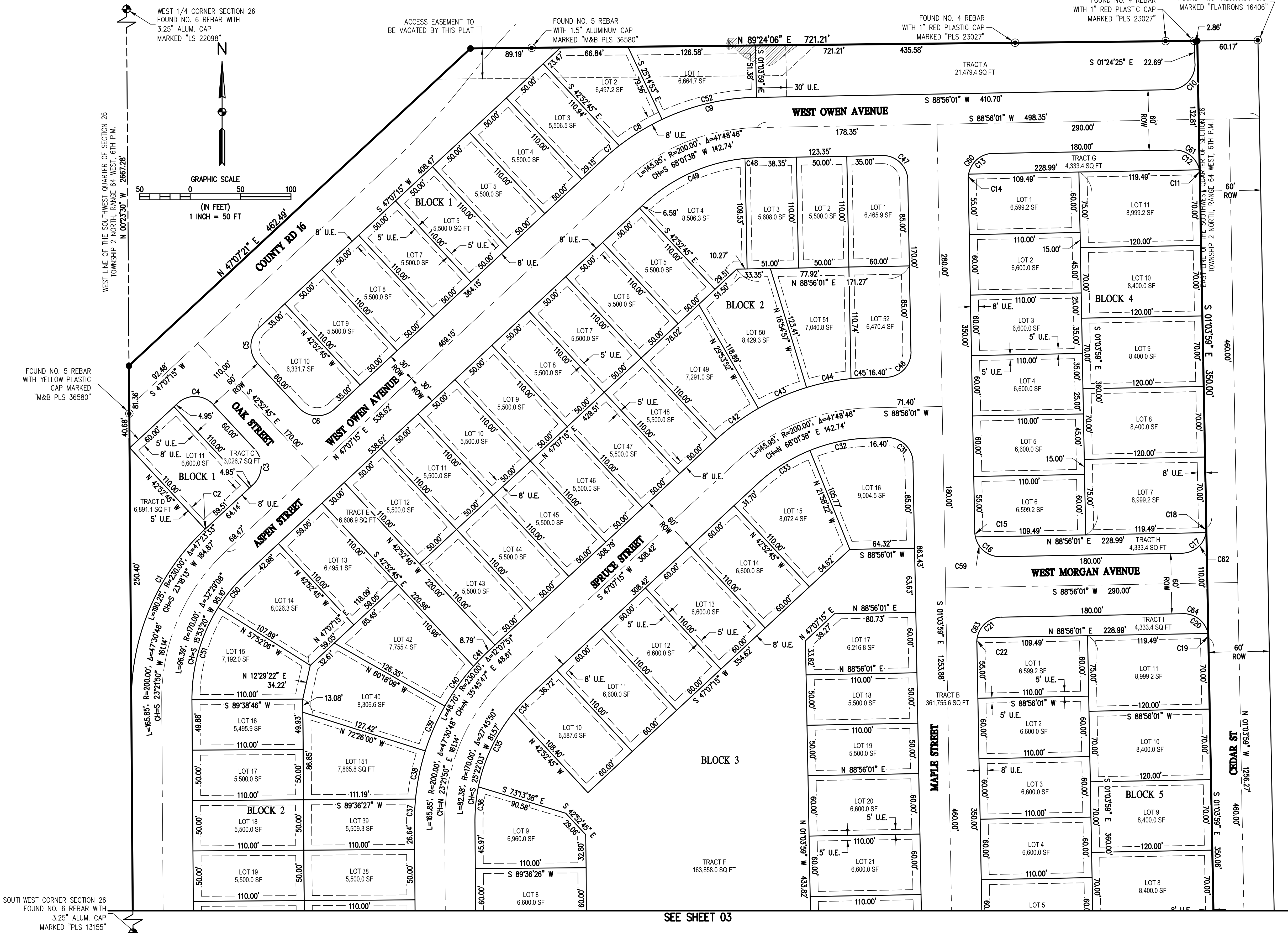
- PROPERTY BOUNDARY
RIGHT-OF-WAY
LOT LINE
EASEMENT
ROADWAY CL

EXISTING SYMBOLS

- U.E. UTILITY EASEMENT
FOUND PROPERTY PIN AS DESCRIBED
SET NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP MARKED "PLS 38285"
ALIQUOT CORNER AS DESCRIBED

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	190.25'	230.00'	47°23'33"	S 23°18'13" W	184.87'
C2	0.49'	230.00'	0°07'16"	S 47°03'37" W	0.49'
C3	39.27'	25.00'	90°00'00"	S 02°07'15" W	35.36'
C4	39.27'	25.00'	90°00'00"	S 87°52'45" E	35.36'
C5	39.27'	25.00'	90°00'00"	N 02°07'15" E	35.36'
C6	39.27'	25.00'	90°00'00"	N 87°52'45" W	35.36'
C7	20.87'	229.69'	51°2'25"	N 49°41'42" E	20.87'
C8	49.91'	229.69'	12°26'56"	N 58°31'23" E	49.81'
C9	96.84'	229.69'	24°09'25"	S 76°49'33" W	96.13'
C10	39.42'	25.00'	90°20'26"	N 43°45'48" E	35.46'
C11	5.03'	25.00'	11°32'13"	N 06°50'06" W	5.03'
C12	34.24'	25.00'	78°27'47"	N 51°50'06" W	31.62'
C13	34.24'	25.00'	78°27'47"	S 49°42'08" W	31.62'
C14	5.03'	25.00'	11°32'13"	S 04°42'08" W	5.03'
C15	5.03'	25.00'	11°32'13"	N 06°50'06" W	5.03'
C16	34.24'	25.00'	78°27'47"	N 51°50'06" W	31.62'
C17	34.24'	25.00'	78°27'47"	S 49°42'08" W	31.62'
C18	5.03'	25.00'	11°32'13"	S 04°42'08" W	5.03'
C19	5.03'	25.00'	11°32'13"	S 06°50'06" E	5.03'
C20	34.24'	25.00'	78°27'47"	S 51°50'06" E	31.62'
C21	34.24'	25.00'	78°27'47"	N 49°42'08" E	31.62'
C22	5.03'	25.00'	11°32'13"	N 04°42'08" E	5.03'
C23	5.03'	25.00'	11°32'13"	N 06°50'06" W	5.03'
C24	34.24'	25.00'	78°27'47"	N 51°50'06" W	31.62'
C25	34.24'	25.00'	78°27'47"	S 49°42'08" W	31.62'
C26	5.03'	25.00'	11°32'13"	S 04°42'08" W	5.03'
C27	5.03'	25.00'	11°32'13"	S 06°50'06" E	5.03'
C28	34.24'	25.00'	78°27'47"	S 51°50'06" E	31.62'
C29	34.24'	25.00'	78°27'47"	N 49°42'08" E	31.62'
C30	5.03'	25.00'	11°32'13"	N 04°42'08" E	5.03'
C31	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C32	62.03'	170.00'	20°54'23"	N 78°28'49" E	61.69'
C33	62.03'	170.00'	20°54'23"	N 57°34'26" E	61.69'
C34	23.35'	170.00'	7°52'16"	N 43°11'07" E	23.34'
C35	82.38'	170.00'	27°45'50"	N 25°22'03" E	81.57'
C36	35.24'	170.00'	11°52'42"	N 05°32'47" E	35.18'
C37	23.40'	230.00'	5°49'43"	S 02°31'17" W	23.39'
C38	48.70'	230.00'	12°07'51"	S 11°30'04" W	48.61'
C39	48.70'	230.00'	12°07'51"	S 23°37'56" W	48.61'
C40	48.70'	230.00'	12°07'51"	S 35°45'28" W	48.61'
C41	21.24'	230.00'	5°17'32"	S 44°28'28" W	21.24'
C42	51.75'	229.52'	12°55'07"	S 53°37'31" W	51.64'
C43	52.12'	229.52'	13°00'38"	S 66°35'24" W	52.01'
C44	45.01'	229.52'	11°14'05"	S 78°42'45" W	44.93'
C45	18.62'	229.52'	4°38'56"	S 86°39'16" W	18.62'

CONTINUED ON SHEET 3



SEE SHEET 03

BASELINE
Engineering • Planning • Surveying

102 N RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P: 303.940.9966 • F: 303.940.9963 • www.baselineinc.com

DESIGNED BY: SPC
DRAWN BY: DH
CHECKED BY: AAD

DATE: _____
PREPARED BY: _____

REVISION DESCRIPTION: _____
DATE: _____

WELD COUNTY
VISTA WEST
FINAL PLAT
FINAL PLAT NORTH

MSP COMPANIES

TOWN OF KEENESBURG
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL: 06/25/2021
DRAWING SIZE: 24" X 36"
SURVEY FIRM: BASELINE
SURVEY DATE: 05/07/2021
JOB NO.: C03490
DRAWING NAME: 3490-Preliminary Plat.dwg
SHEET: 02 OF 03

N:\co3490 - Summerfield - Keenesburg\Drawings\Survey\Final Plat\Preliminary Plat Title for Keenesburg\3490-Prelim_Plat.dwg, 7/22/2021 2:34:41 PM, Jake Jackson

LEGEND

PROPOSED LINETYPES	EXISTING SYMBOLS
PROPERTY BOUNDARY	U.E. UTILITY EASEMENT
RIGHT-OF-WAY	FOUND PROPERTY PIN AS DESCRIBED
LOT LINE	SET NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP MARKED "PLS 38285"
EASEMENT	ALIQUOT CORNER AS DESCRIBED
ROADWAY CL	

PRELIMINARY PLAT
VISTA WEST SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF KEENESBURG, WELD COUNTY, COLORADO



CONTINUED FROM SHEET 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C46	39.27'	25.00'	90°00'00"	S 43°56'01" W	35.36'
C47	39.27'	25.00'	90°00'00"	N 46°03'59" W	35.36'
C48	12.66'	170.00'	47°55'58"	S 86°48'02" W	12.65'
C49	111.40'	170.00'	37°32'48"	S 65°53'39" W	109.42'
C50	44.47'	170.00'	14°59'21"	N 39°37'34" E	44.35'
C51	96.39'	170.00'	32°29'08"	N 15°53'20" E	95.10'
C52	96.84'	229.69'	24°09'25"	N 76°49'33" E	96.13'
C53	23.64'	25.00'	54°11'08"	N 63°30'07" W	22.77'
C54	23.25'	25.00'	53°16'49"	S 62°45'54" W	22.42'
C55	23.12'	25.00'	52°58'48"	N 62°54'55" E	22.30'
C56	24.03'	25.00'	55°04'54"	S 63°03'14" E	23.12'
C57	24.39'	25.00'	55°54'10"	N 61°27'14" E	23.44'
C58	28.04'	25.00'	64°16'21"	S 58°27'31" E	26.60'
C59	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C60	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'
C61	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C62	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'
C63	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'
C64	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C65	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C66	39.27'	25.00'	90°00'14"	N 43°55'54" E	35.36'
C67	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'
C68	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C69	24.03'	25.00'	55°04'54"	N 63°03'14" W	23.12'
C70	23.12'	25.00'	52°58'48"	N 62°54'55" E	22.30'
C71	23.64'	25.00'	54°11'08"	N 63°30'07" W	22.77'
C72	23.25'	25.00'	53°16'49"	N 62°45'54" E	22.42'
C74	24.39'	25.00'	55°54'10"	N 61°27'14" E	23.44'
C75	15.32'	25.00'	35°07'13"	N 17°57'10" W	15.09'
C76	16.06'	25.00'	36°49'04"	N 18°00'58" E	15.79'
C77	15.72'	25.00'	36°00'59"	N 18°24'03" W	15.46'
C78	16.23'	25.00'	37°11'29"	S 17°31'46" W	15.94'
C79	11.02'	25.00'	25°15'21"	N 13°41'40" W	10.93'
C80	14.86'	25.00'	34°03'23"	N 16°28'28" E	14.64'

BASELINE

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REVISION DESCRIPTION: _____
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TOWN OF KEENESBURG
WELD COUNTY

MSP COMPANIES

VISTA WEST
FINAL PLAT
FINAL PLAT SOUTH

PREPARED UNDER THE DIRECT
SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 06/25/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

BASELINE 05/07/2021

JOB NO. C03490

DRAWING NAME

3490-Prelim_Plat.dwg

SHEET 03 OF 03

03