

PIONEER ANNEXATION NO. 1,2,3,4 & 5 TO THE TOWN OF KEENESBURG

SITUATED IN SECTION 32 TOWNSHIP 3 NORTH , RANGE 64 WEST,
THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 65 WEST AND THE SOUTHWEST
QUARTER OF SECTION 19, SOUTH HALF OF SECTION 5 AND ALL OF SECTION 8 AND PORTIONS OF SECTIONS 7,9 AND 18,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION - ANNEXATION NO.1

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 65 WEST AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00°32'58" WEST, A DISTANCE OF 2624.04 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 00°32'58" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 30.00 FEET TO A POINT TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTHERLY BOUNDARY OF COOK ANNEXATION NO. 1, 2, 3, 4, 5, 6, 7 & 8 TO THE TOWN OF KEENESBURG AS SHOWN ON THE MAP RECORDED UNDER RECEPTION NUMBER IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE SOUTH 89°57'07" WEST, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 49;

THENCE NORTH 00°32'58" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET;

THENCE THE FOLLOWING FIVE (5) COURSES;

1. NORTH 89°57'07" EAST, A DISTANCE OF 95.00 FEET;
2. NORTH 00°32'58" WEST, A DISTANCE OF 269.96 FEET;
3. NORTH 89°27'02" EAST, A DISTANCE OF 10.00 FEET;
4. SOUTH 00°32'58" EAST, A DISTANCE OF 269.97 FEET;
5. NORTH 89°07'21" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 49;

THENCE SOUTH 00°32'58" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO A POINT ON SAID NORTHERLY BOUNDARY OF COOK ANNEXATION;

THENCE SOUTH 89°07'21" WEST, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.094 ACRES, (4,100 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION - ANNEXATION NO.2

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 65 WEST AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00°32'58" WEST, A DISTANCE OF 2624.04 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 89°57'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 49;

THENCE NORTH 00°32'58" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 40.00 FEET TO A POINT TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°32'58" WEST, A DISTANCE OF 665.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 19770.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'33", AN ARC LENGTH OF 284.99 FEET;

THENCE THE FOLLOWING FIVE (5) COURSES;

1. NORTH 89°27'02" EAST, A DISTANCE OF 92.93 FEET;
2. SOUTH 00°32'58" EAST, A DISTANCE OF 670.87 FEET;
3. NORTH 89°27'02" EAST, A DISTANCE OF 10.00 FEET;
4. NORTH 00°32'58" WEST, A DISTANCE OF 670.80 FEET;
5. SOUTH 89°40'58" EAST, A DISTANCE OF 37.25 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 49, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 19630.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°40'58" EAST;

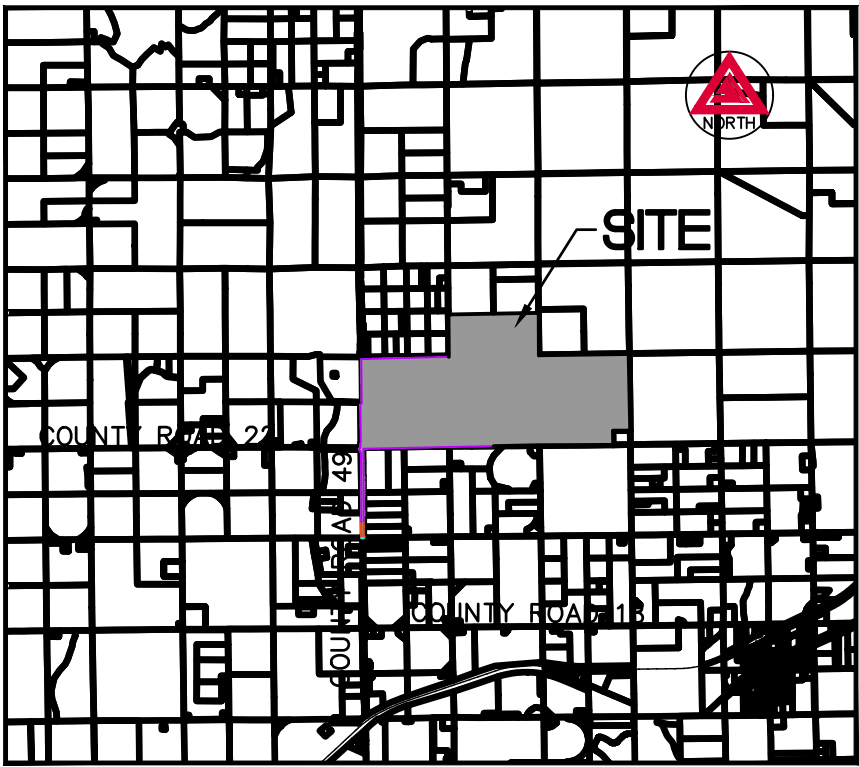
THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES;

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'48", AN ARC LENGTH OF 284.35 FEET;
2. SOUTH 00°32'58" EAST, A DISTANCE OF 665.66 FEET;

THENCE THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 89°07'21" WEST, A DISTANCE OF 35.00 FEET;
2. NORTH 00°32'58" WEST, A DISTANCE OF 269.97 FEET;
3. SOUTH 89°27'02" WEST, A DISTANCE OF 10.00 FEET;
4. SOUTH 00°32'58" EAST, A DISTANCE OF 269.96 FEET;
5. SOUTH 89°57'07" WEST, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.839 ACRES, (123,678 SQUARE FEET), MORE OR LESS.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION - ANNEXATION NO. 3

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 65 WEST AND THE WEST HALF OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00°32'58" WEST, A DISTANCE OF 2624.04 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 89°57'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 49;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°32'58" WEST, A DISTANCE OF 705.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 19770.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'33", AN ARC LENGTH OF 284.99 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°01'44", AN ARC LENGTH OF 10.00 FEET;

THENCE THE FOLLOWING SEVEN (7) COURSES;

1. NORTH 89°27'02" EAST, A DISTANCE OF 92.79 FEET;
2. NORTH 00°32'58" WEST, A DISTANCE OF 1623.23 FEET;
3. NORTH 00°32'58" WEST, A DISTANCE OF 1996.77 FEET;
4. NORTH 89°27'02" EAST, A DISTANCE OF 10.00 FEET;
5. SOUTH 00°32'58" EAST, A DISTANCE OF 1996.79 FEET;
6. SOUTH 00°32'58" EAST, A DISTANCE OF 1623.29 FEET;
7. SOUTH 89°40'58" EAST, A DISTANCE OF 37.40 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 49, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 19630.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°39'13" EAST;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°01'45", AN ARC LENGTH OF 10.00 FEET;

THENCE THE FOLLOWING FIVE (5) COURSES;

1. NORTH 89°40'58" WEST, A DISTANCE OF 37.25 FEET;
2. SOUTH 00°32'58" EAST, A DISTANCE OF 670.80 FEET;
3. SOUTH 89°27'02" WEST, A DISTANCE OF 10.00 FEET;
4. NORTH 00°32'58" WEST, A DISTANCE OF 670.87 FEET;
5. SOUTH 89°27'02" WEST, A DISTANCE OF 92.93 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.017 ACRES, (44,311 SQUARE FEET), MORE OR LESS.

ANNEXATION NO. 1

TOTAL BOUNDARY = 839.94
CONTIGUOUS BOUNDARY = 140.00
1/6 OF TOTAL BOUNDARY = 139.99
RATIO = 1:6.000

ANNEXATION NO. 3

TOTAL BOUNDARY = 8,882.11
CONTIGUOUS BOUNDARY = 1,481.85
1/6 OF TOTAL BOUNDARY = 1,480.35
RATIO = 1:5.994

ANNEXATION NO. 5

TOTAL BOUNDARY = 36,584.76
CONTIGUOUS BOUNDARY = 7,882.30
1/6 OF TOTAL BOUNDARY = 6,097.46
RATIO = 1:4.641

ANNEXATION NO. 2

TOTAL BOUNDARY = 4,061.81
CONTIGUOUS BOUNDARY = 679.93
1/6 OF TOTAL BOUNDARY = 676.97
RATIO = 1:5.974

ANNEXATION NO. 4

TOTAL BOUNDARY = 41,858.82
CONTIGUOUS BOUNDARY = 7,380.26
1/6 OF TOTAL BOUNDARY = 6,976.47
RATIO = 1:5.672

OWNERS APPROVAL AND DEDICATION

THE UNDERSIGNED BEING 50% OF THE LANDOWNER(S) OWING MORE THEN 50% OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND ANNEXED UNDER THE NAME PIONEER ANNEXATION NO.'S 1-5, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS AND UTILITY EASEMENTS AS INDICATED HEREON IN COMPLIANCE WITH THE TOWN OF HUDSON SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE UNDERSIGNED SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20____.

PIONEER HOLDCO LLC

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS APPROVED BY ORDINANCE NO. _____ OF THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO ADOPTED ON THE ____ DAY OF _____, 20____.

AND THE TERRITORY THERIN DESIGNATED MADE A PART OF SAID TOWN OF HUDSON AND INCLUDED WITHIN THE LIMITS AND JURISDICTION THEREOF KEENSEBURG.

ATTEST:
DEPUTY _____ MAYOR _____

PLANING COMMISSION APPROVAL

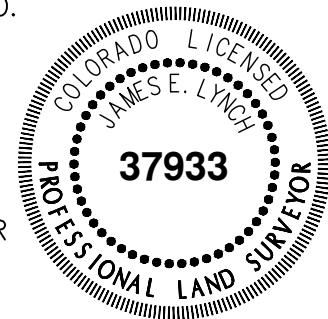
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____ COUNTY OF _____, 20____.

CHAIRMAN
KEENESBURG PLANING COMMISSION

SURVEYOR'S STATEMENT

I, JAMES E. LYNCH COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS MAP OF LAND PROPOSED TO BE ANNEXED TO THE TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING DOCUMENTS OF RECORD AND THAT THE SAME OS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION.

I FURTHER STATE THAT NOT LESS THAN ONE-SIXTH OF THE PERIMETER OF LAND PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE TOWN OF KEENSBURG, COUNTY OF WELD, STATE OF COLORADO.



JAMES E. LYNCH, PLS NO. 37933
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
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 6.2.2 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.

 <div>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</div>	DATE OF PREPARATION:	04-13-2019
	SCALE:	NA
	SHEET 1 OF 6	

AzTec Proj. No.: 120817-02

PIONEER ANNEXATION NO. 1,2,3,4 & 5 TO THE TOWN OF KEENESBURG

SITUATED IN SECTION 32 TOWNSHIP 3 NORTH , RANGE 64 WEST,
THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 65 WEST AND THE SOUTHWEST
QUARTER OF SECTION 19, SOUTH HALF OF SECTION 5 AND ALL OF SECTION 8 AND PORTIONS OF SECTIONS 7,9 AND 18,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION - ANNEXATION NO.4

A PARCEL OF LAND SITUATED IN SECTION 7 AND THE WEST HALF OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 64 WEST; THE SOUTHEAST QUARTER OF SECTION 12 AND THE EAST HALF OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 65 WEST; AND THE WEST HALF OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00°32'58" WEST, A DISTANCE OF 2624.04 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 89°57'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 49;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°32'58" WEST, A DISTANCE OF 705.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 19770.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'33", AN ARC LENGTH OF 294.99 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 49, THE FOLLOWING TWELVE (12) COURSES;

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'43", AN ARC LENGTH OF 475.69 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 19630.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°14'10", AN ARC LENGTH OF 766.11 FEET;
3. NORTH 00°32'58" WEST, A DISTANCE OF 382.65 FEET;
4. NORTH 00°32'59" WEST, A DISTANCE OF 2376.05 FEET;
5. NORTH 26°37'57" WEST, A DISTANCE OF 157.56 FEET;
6. NORTH 13°36'22" WEST, A DISTANCE OF 144.28 FEET;
7. NORTH 59°02'22" EAST, A DISTANCE OF 94.05 FEET;
8. NORTH 00°30'42" WEST, A DISTANCE OF 185.24 FEET;
9. NORTH 09°00'12" EAST, A DISTANCE OF 125.91 FEET;
10. NORTH 00°30'42" WEST, A DISTANCE OF 1964.54 FEET;
11. NORTH 07°38'14" WEST, A DISTANCE OF 182.16 FEET;
12. NORTH 00°30'42" WEST, A DISTANCE OF 80.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89°05'17" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 92.65 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7;

THENCE NORTH 00°30'29" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2612.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 88°34'37" EAST, A DISTANCE OF 2480.01 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 7;

THENCE NORTH 88°33'56" EAST, A DISTANCE OF 2624.27 FEET TO THE NORTHEAST CORNER OF SAID SECTION 7;

THENCE NORTH 88°56'01" EAST, A DISTANCE OF 2637.15 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 00°16'10" WEST, A DISTANCE OF 5245.14 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 88°55'01" WEST, A DISTANCE OF 2650.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7;

THENCE SOUTH 88°46'19" WEST, A DISTANCE OF 2609.73 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 7;

THENCE SOUTH 88°47'52" WEST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 2339.72 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 49;

THENCE SOUTH 00°32'58" EAST, ALONG SAID NORTHERLY EXTENSION AND SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 541.70 FEET;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING TEN (10) COURSES;

1. SOUTH 01°39'11" EAST, A DISTANCE OF 215.08 FEET;
2. SOUTH 02°27'06" WEST, A DISTANCE OF 79.14 FEET;
3. SOUTH 00°32'58" EAST, A DISTANCE OF 716.34 FEET;
4. SOUTH 05°59'13" EAST, A DISTANCE OF 68.46 FEET;
5. SOUTH 03°35'43" EAST, A DISTANCE OF 76.57 FEET;
6. SOUTH 04°24'34" WEST, A DISTANCE OF 122.12 FEET;
7. SOUTH 00°32'58" EAST, A DISTANCE OF 808.01 FEET;
8. SOUTH 00°33'00" EAST, A DISTANCE OF 656.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 19770.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°35'28" WEST;
9. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°26'32", AN ARC LENGTH OF 497.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 19630.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°16'43" EAST;
10. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'30", AN ARC LENGTH OF 471.13 FEET;

THENCE THE FOLLOWING SEVEN (7) COURSES;

1. NORTH 89°40'58" WEST, A DISTANCE OF 37.40 FEET;
2. NORTH 00°32'58" WEST, A DISTANCE OF 1623.29 FEET;
3. NORTH 00°32'58" WEST, A DISTANCE OF 1996.79 FEET;
4. SOUTH 89°27'02" WEST, A DISTANCE OF 10.00 FEET;
5. SOUTH 00°32'58" EAST, A DISTANCE OF 1996.77 FEET;
6. SOUTH 00°32'58" EAST, A DISTANCE OF 1623.23 FEET;
7. SOUTH 89°27'02" WEST, A DISTANCE OF 92.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 944.327 ACRES, (41,134,884 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION - ANNEXATION NO.5

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 5, THE EAST HALF OF SECTION 8 AND A PORTION OF SECTION 9, 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 5, FROM WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 5 BEARS NORTH 88°56'01" EAST, A DISTANCE OF 2637.15 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 00°36'47" WEST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 2475.36 FEET;

THENCE NORTH 88°58'12" EAST, A DISTANCE OF 2637.67 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 88°58'12" EAST, A DISTANCE OF 2621.29 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°14'41" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2471.95 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5;

THENCE NORTH 89°13'14" EAST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 5233.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION;

THENCE SOUTH 01°13'22" EAST, A DISTANCE OF 2643.37 FEET TO THE EAST QUARTER CORNER OF SAID SECTION;

THENCE SOUTH 01°13'28" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1818.33 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEIPTION NUMBER 3527382 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°40'46" WEST, A DISTANCE OF 1005.00 FEET;
2. SOUTH 01°13'28" EAST, A DISTANCE OF 825.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 9;

THENCE SOUTH 89°40'46" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1658.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION;

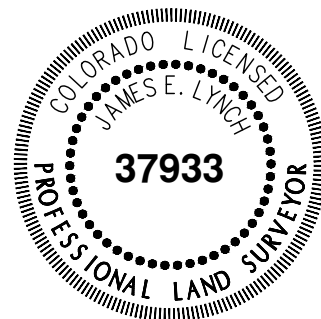
THENCE SOUTH 89°40'34" WEST, A DISTANCE OF 2662.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION;

THENCE SOUTH 88°55'40" WEST, A DISTANCE OF 2650.43 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE NORTH 00°16'10" EAST, A DISTANCE OF 5245.14 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION;

THENCE SOUTH 88°56'01" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 2637.15 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1233.670 ACRES, (53,738,666 SQUARE FEET), MORE OR LESS.



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

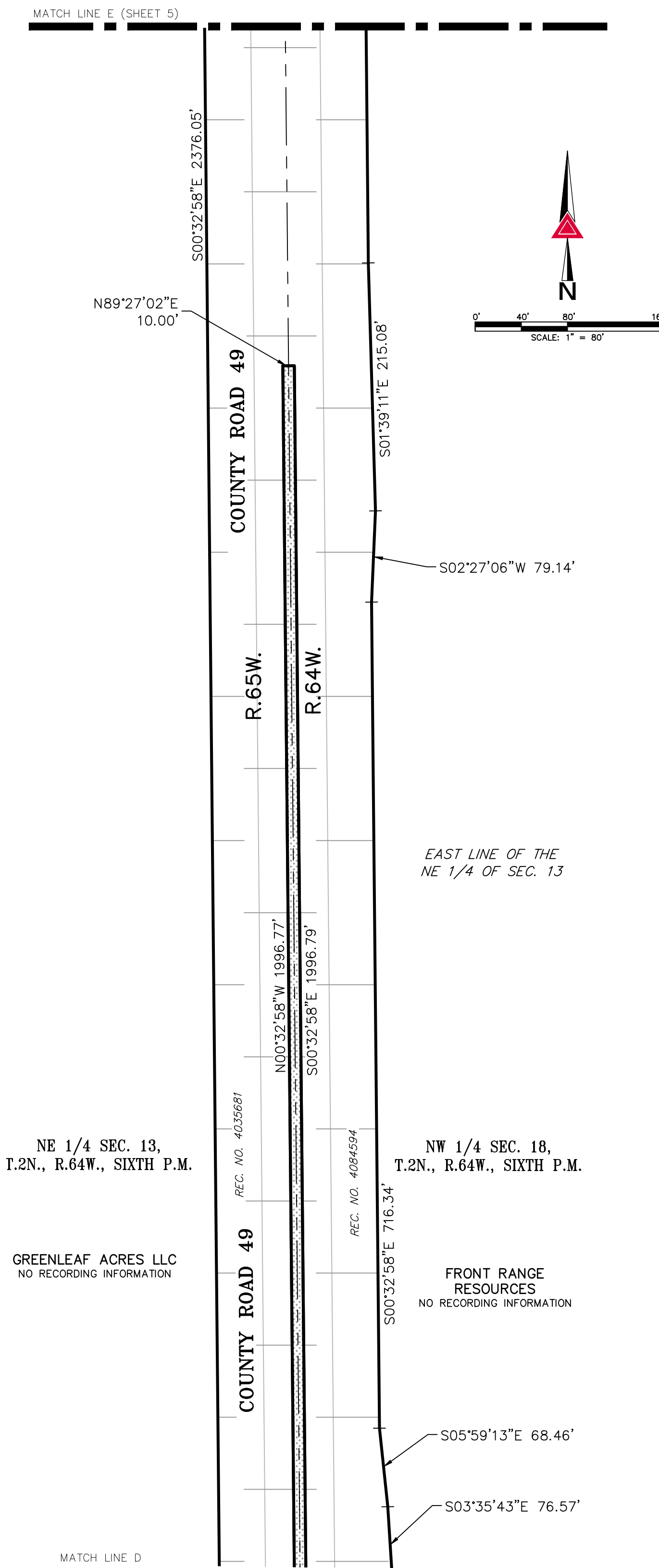
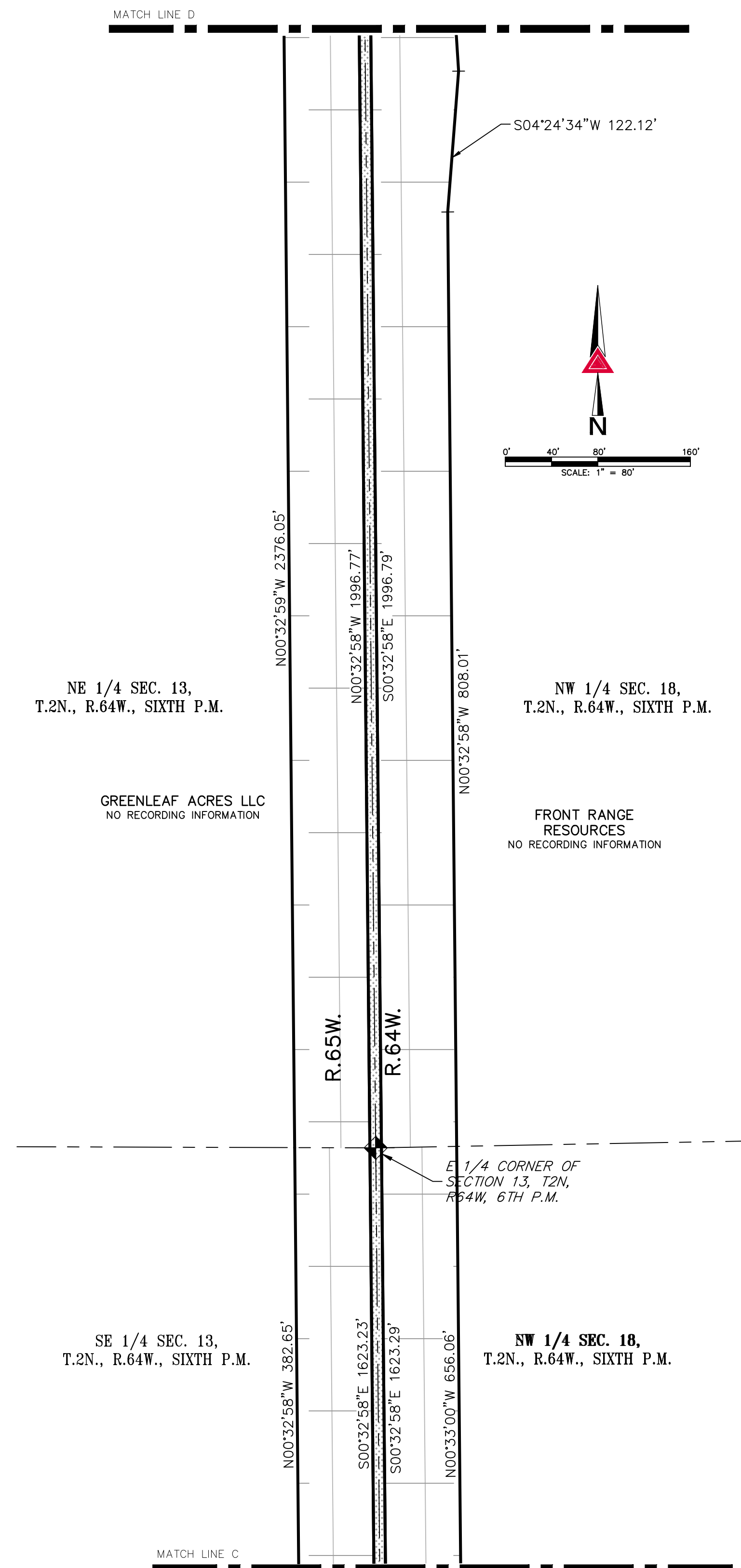
 <div>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</div>	DATE OF PREPARATION:	04-13-2019
	SCALE:	1"=30'
	SHEET 2 OF 6	










AzTec Proj. No.: 120817-02

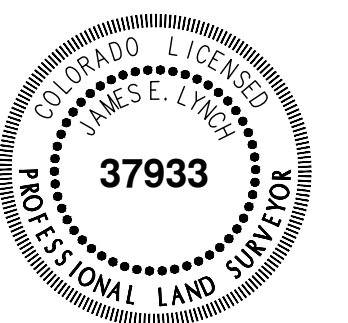
SITUATED IN SECTION 32 TOWNSHIP 3 NORTH , RANGE 64 WEST,
THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 65 WEST AND THE SOUTHWEST
QUARTER OF SECTION 19, SOUTH HALF OF SECTION 5 AND ALL OF SECTION 8 AND PORTIONS OF SECTIONS 7,9 AND 18,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO.




SITUATED IN SECTION 32 TOWNSHIP 3 NORTH , RANGE 64 WEST,
THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 65 WEST AND THE SOUTHWEST
QUARTER OF SECTION 19, SOUTH HALF OF SECTION 5 AND ALL OF SECTION 8 AND PORTIONS OF SECTIONS 7,9 AND 18,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO.



<u>MONUMENT SYMBOL LEGEND</u>	
	SECTION CORNER
	CITY LIMITS
	SECTION LINE
	DENOTES CONTIGUOUS BOUNDARY
	ANNEXATION 1
	ANNEXATION 2
	ANNEXATION 3
	ANNEXATION 4
	ANNEXATION 5

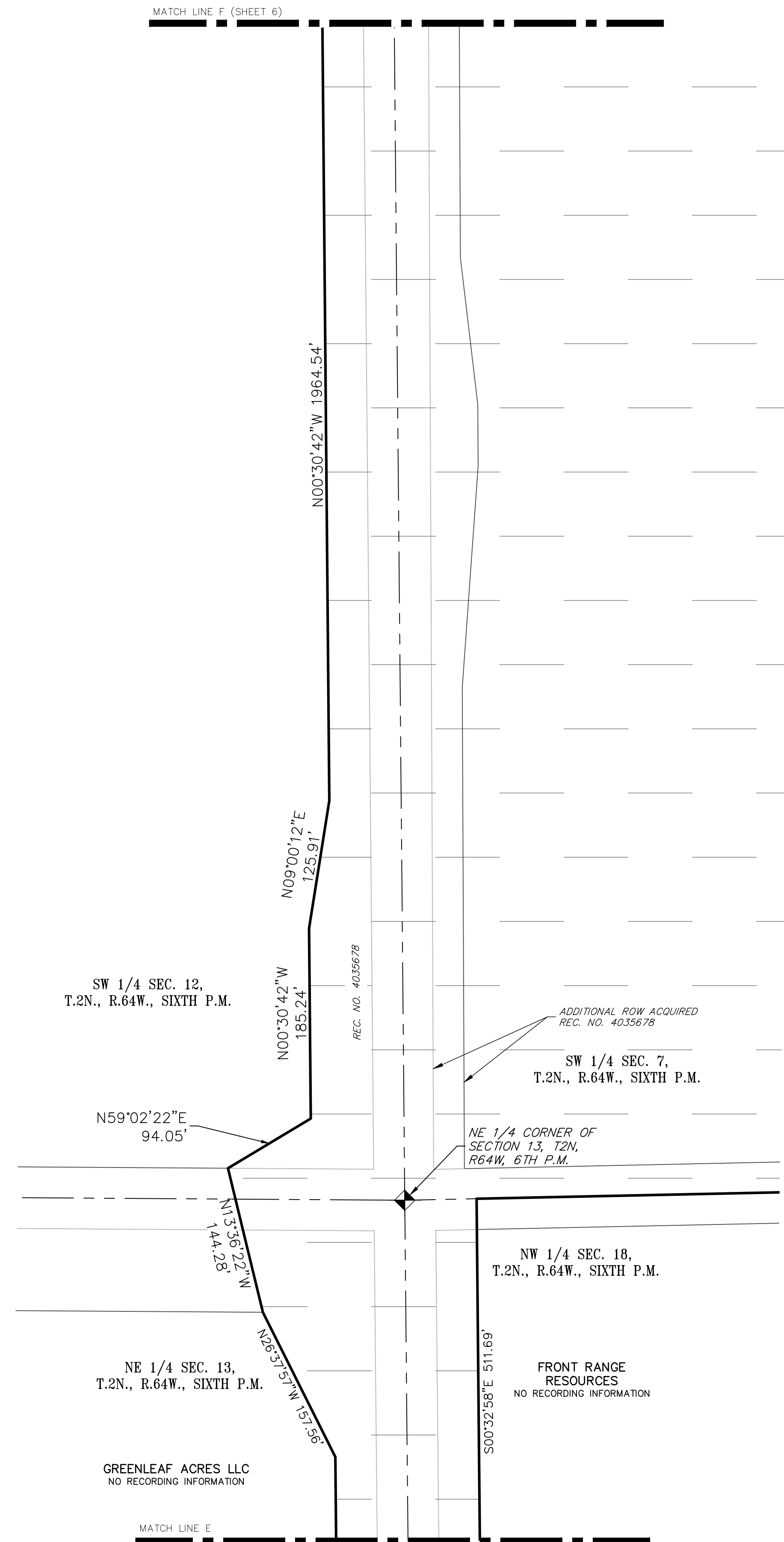
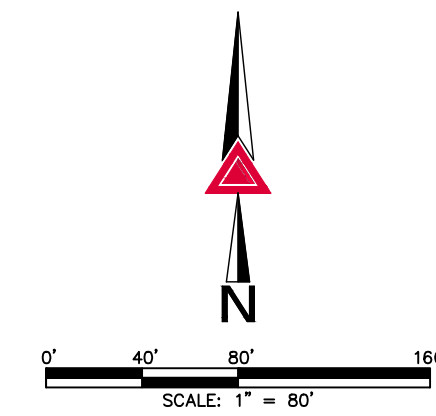


FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

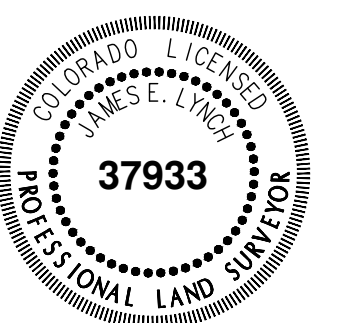
 <div style="display: inline-block; vertical-align: middle;"> <h1 style="margin: 0;">AZTEC</h1> <p style="margin: 0;">CONSULTANTS, INC.</p> </div> <div style="display: inline-block; vertical-align: middle; margin-left: 20px;"> <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> </div>	<p>DATE OF PREPARATION:</p> <p>04-13-2019</p>
	<p>SCALE:</p> <p>1"=80'</p>
<p>AzTec Proj. No: 120817-02</p>	
<p>S H E E T 4 O F 6</p>	

PIONEER ANNEXATION NO. 1,2,3,4 & 5 TO THE TOWN OF KEENESBURG

SITUATED IN SECTION 32 TOWNSHIP 3 NORTH , RANGE 64 WEST,
THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 65 WEST AND THE SOUTHWEST
QUARTER OF SECTION 19, SOUTH HALF OF SECTION 5 AND ALL OF SECTION 8 AND PORTIONS OF SECTIONS 7,9 AND 18,
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MONUMENT SYMBOL LEGEND	
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	CITY LIMITS
	SECTION LINE
	DENOTES CONTIGUOUS BOUNDARY
	ANNEXATION 1
	ANNEXATION 2
	ANNEXATION 3
	ANNEXATION 4
	ANNEXATION 5



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AZTEC CONSULTANTS, INC.

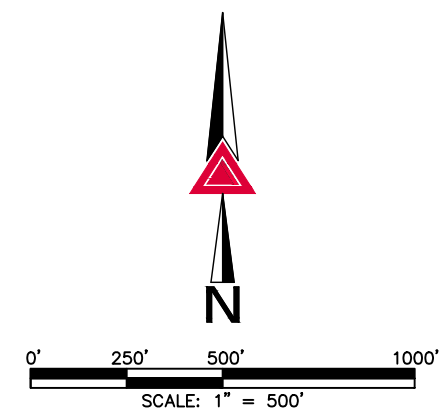


AzTec Proj. No.: 120817-02

DATE OF PREPARATION:	04-13-2019
SCALE:	1"=80'
SHEET 5 OF 6	

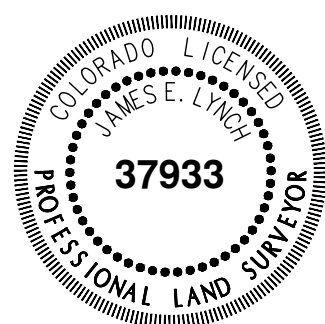
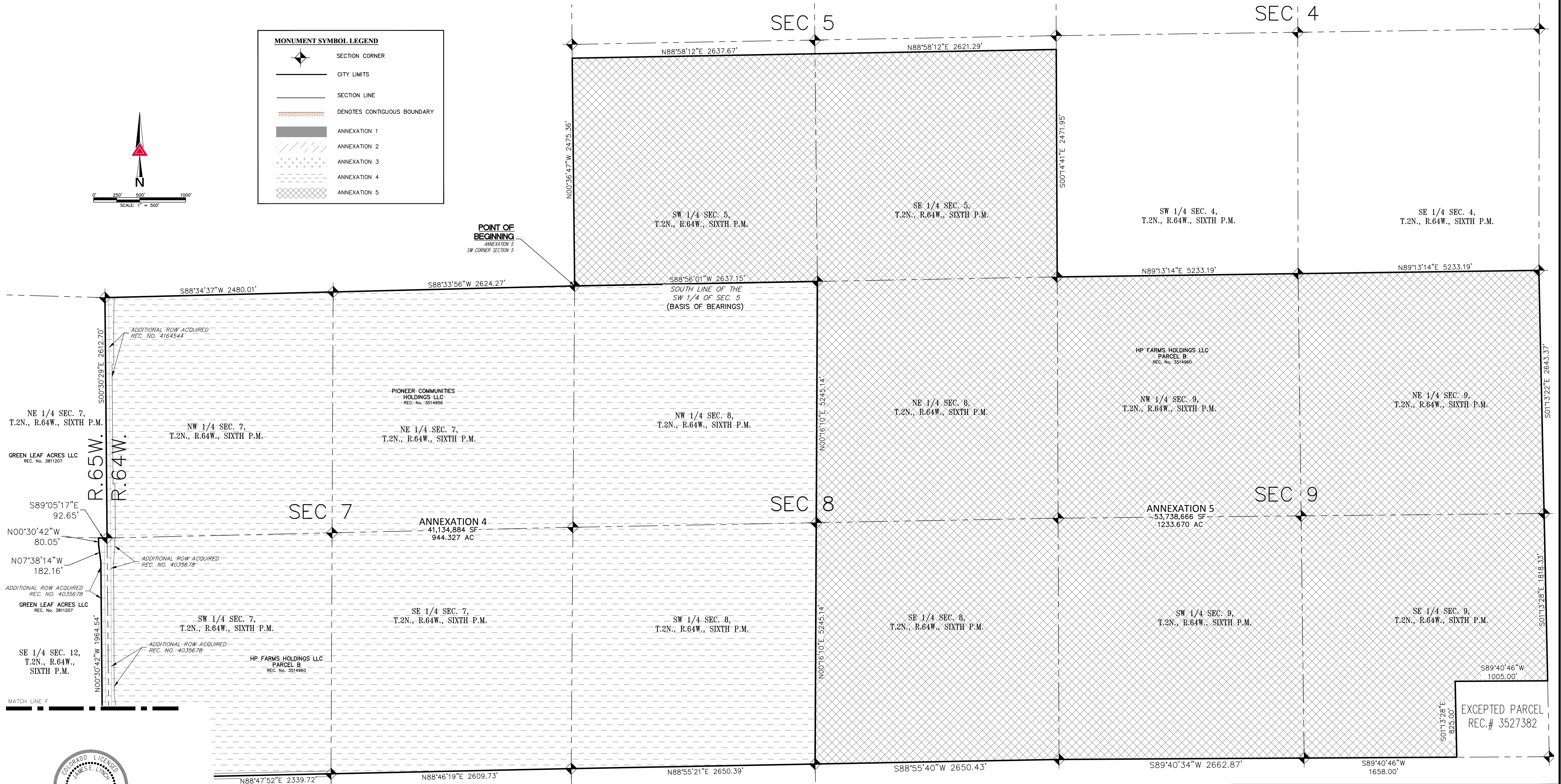
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	ANNEXATION 1
	ANNEXATION 2
	ANNEXATION 3
	ANNEXATION 4
	ANNEXATION 5

POINT OF
BEGINNING
ANNEXATION 5
SW CORNER SECTION 5



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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AzTec Proj. No.: 120817-02

DATE OF PREPARATION:	04-13-2019
SCALE:	1"=500'
SHEET 6 OF 6	