

PIONEER ANNEXATION NO. 6 & 7 TO THE TOWN OF KEENESBURG

SITUATED IN PART OF SECTIONS 4 & 5, TOWNSHIP 2 NORTH, RANGE 64 WEST,
AND SITUATED IN PART OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 64 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION - ANNEXATION NO.6

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5, FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 00°36'46" WEST, A DISTANCE OF 2619.60 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, NORTH 88°58'12" EAST A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG A LINE 30 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°36'46" WEST, A DISTANCE OF 2619.58 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE DEPARTING SAID SOUTH LINE, ALONG A LINE 30 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°24'56" WEST, A DISTANCE OF 2,629.78 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE DEPARTING SAID NORTH LINE, ALONG A LINE 30 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, NORTH 00°25'15" WEST, A DISTANCE OF 2599.16 FEET;

THENCE ALONG A LINE 30 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 88°47'37" EAST, A DISTANCE OF 2605.06 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE DEPARTING SAID WEST LINE, ALONG A LINE 30 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, NORTH 88°48'21" EAST, A DISTANCE OF 2,604.98 FEET;

THENCE ALONG A LINE 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°29'47" EAST, A DISTANCE OF 2,608.28 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE DEPARTING SAID SOUTH LINE, ALONG A LINE 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SOUTH 00°29'55" EAST, A DISTANCE OF 2,638.92 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID SOUTH LINE, ALONG A LINE 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, SOUTH 00°14'12" EAST, A DISTANCE OF 2,616.91 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PIONEER ANNEXATION NO. 5 TO THE TOWN OF KEENESBURG; RECORDED AT RECEPTION NO. 4553195 IN THE OFFICIAL RECORD'S OF THE WELD COUNTY CLERK AND RECORDERS OFFICE, SAID POINT HEREIN AFTER BEING REFERRED TO AS "POINT A";

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 88°58'12" WEST, A DISTANCE OF 5,199.92 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 939.942 ACRES, (40,943,855 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION - ANNEXATION NO.7

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, AND THE SOUTHWEST QUARTER OF SECTION 4, 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 SAID "POINT A";

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 88°58'12" EAST, A DISTANCE OF 30.00 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, NORTH 89°11'29" EAST, A DISTANCE OF 2,624.62 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°04'11" EAST, A DISTANCE OF 2,616.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°13'14" WEST, A DISTANCE OF 2,616.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SOUTH 88°55'42" WEST, A DISTANCE OF 30.00 FEET TO THE EASTERLY BOUNDARY OF SAID PIONEER ANNEXATION NO. 5;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 00°14'41" WEST, A DISTANCE OF 2,621.99 FEET TO THE **POINT OF BEGINNING**.

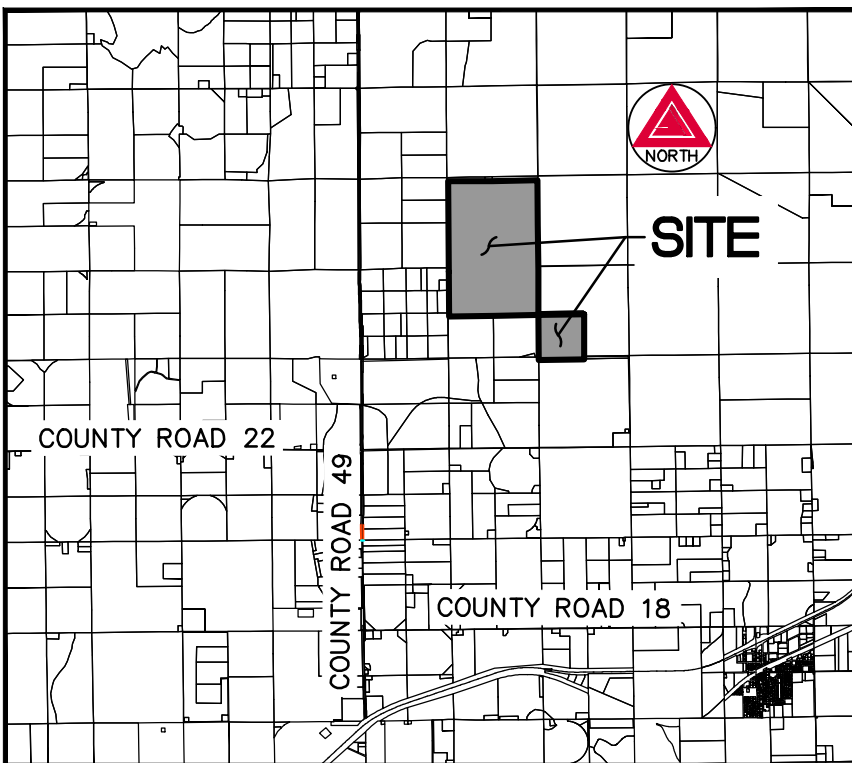
CONTAINING AN AREA OF 159.578 ACRES, (6,951,236 SQUARE FEET), MORE OR LESS.

ANNEXATION NO. 6

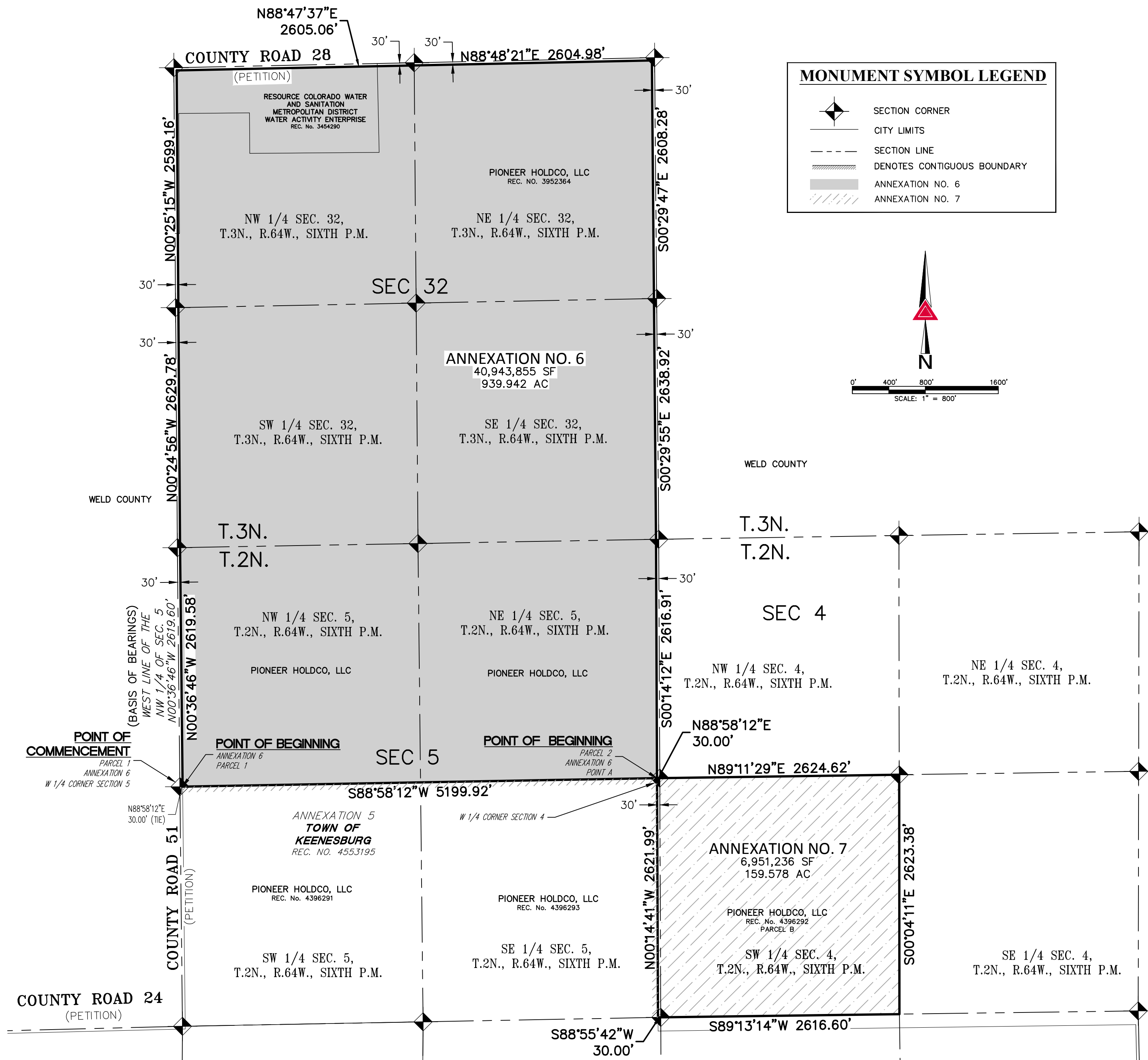
TOTAL BOUNDARY = 26,122.59
CONTIGUOUS BOUNDARY = 5,199.92
1/6 OF TOTAL BOUNDARY = 4,353.77

ANNEXATION NO. 7

TOTAL BOUNDARY = 10,546.60
CONTIGUOUS BOUNDARY = 2621.99
1/6 OF TOTAL BOUNDARY = 1,757.77



VICINITY MAP
NOT TO SCALE



OWNERS APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT PIONEER HOLDCO LLC, BEING ONE OF THE OWNERS OF THE LAND DESCRIBED HEREON, EXCLUDING PUBLIC RIGHTS-OF-WAY, REQUEST THAT THE LAND DESCRIBED HEREON BE ANNEXED UNDER THE NAME OF PIONEER ANNEXATION NO. 6 TO THE TOWN OF KEENESBURG.

OWNER: PIONEER HOLDCO LLC

BY: _____

AS: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

THE FORGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ OF PIONEER HOLDCO LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

OWNERS APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT RESOURCE COLORADO WATER AND SANITATION METROPOLITAN DISTRICT WATER ACTIVITY ENTERPRISE, BEING ONE OF THE OWNERS OF THE LAND DESCRIBED HEREON, EXCLUDING PUBLIC RIGHTS-OF-WAY, REQUEST THAT THE LAND DESCRIBED HEREON BE ANNEXED UNDER THE NAME OF PIONEER ANNEXATION NO. 6 TO THE TOWN OF KEENESBURG.

OWNER: RESOURCE COLORADO WATER AND SANITATION METROPOLITAN DISTRICT WATER ACTIVITY ENTERPRISE

BY: _____

AS: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

THE FORGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ OF RESOURCE COLORADO WATER AND SANITATION METROPOLITAN DISTRICT WATER ACTIVITY ENTERPRISE

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PIONEER ANNEXATION NO. 6 & 7 WAS APPROVED ON THE _____ DAY OF _____, 20____, BY ORDINANCE NO. _____, AND _____.

AND THAT THE MAYOR OF THE TOWN OF KEENESBURG HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

ATTEST: _____ CLERK _____ MAYOR

SURVEYOR'S STATEMENT

I, JAMES E., A LYNCH COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS MAP OF LAND PROPOSED TO BE ANNEXED TO THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING DOCUMENTS OF RECORD AND THAT THE SAME IS 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 THE LAND PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY OF THE TOWN OF KEENESBURG, 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 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.

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.: 120821-02

DATE OF PREPARATION: 6/1/2022

SCALE: 1" = 800'

SHEET 1 OF 1

PIONEER ANNEXATION NO. 8 & 9 TO THE TOWN OF KEENESBURG

SITUATED IN PART OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION - ANNEXATION NO. 8

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

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 12, FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 00°14'16" WEST, A DISTANCE OF 2640.41 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°01'07" EAST, A DISTANCE OF 2,489.90 FEET TO THE WESTERLY BOUNDARY OF PIONEER ANNEXATION NO. 4 TO THE TOWN OF KEENESBURG RECORDED AT RECEPTION NO. 4553195 IN THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°30'42" EAST, A DISTANCE OF 80.16 FEET;
2. SOUTH 07°38'14" EAST, A DISTANCE OF 182.16 FEET;
3. SOUTH 00°30'42" EAST, A DISTANCE OF 1,964.54 FEET;
4. SOUTH 09°00'12" WEST, A DISTANCE OF 125.91 FEET;
5. SOUTH 00°30'42" EAST, A DISTANCE OF 185.24 FEET;
6. SOUTH 59°02'22" WEST, A DISTANCE OF 94.05 FEET;
7. SOUTH 13°36'22" EAST, A DISTANCE OF 144.28 FEET;

THENCE ALONG A LINE 110 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89°37'03" WEST, A DISTANCE OF 2,456.28 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°23'06" WEST, A DISTANCE OF 110.01 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°13'24" WEST, A DISTANCE OF 2,639.63 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 157.683 ACRES, (6,868,652 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION - ANNEXATION NO. 9

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 12, AND THE SOUTH HALF OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 12, FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 00°14'16" WEST, A DISTANCE OF 2640.41 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, NORTH 00°14'16" WEST, A DISTANCE OF 660.00 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 60°00'00" WEST, A DISTANCE OF 1,386.80 FEET;

THENCE NORTH 00°14'16" WEST, A DISTANCE OF 1,320.69 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE ALONG SAID NORTH LINE, SOUTH 88°23'24" EAST, A DISTANCE OF 840.62 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 74°29'27" EAST, A DISTANCE OF 391.24 FEET;

THENCE NORTH 89°39'27" EAST, A DISTANCE OF 228.36 FEET;

THENCE SOUTH 00°21'33" EAST, A DISTANCE OF 1,576.15 FEET;

THENCE SOUTH 30°32'33" EAST, A DISTANCE OF 1,320.85 FEET;

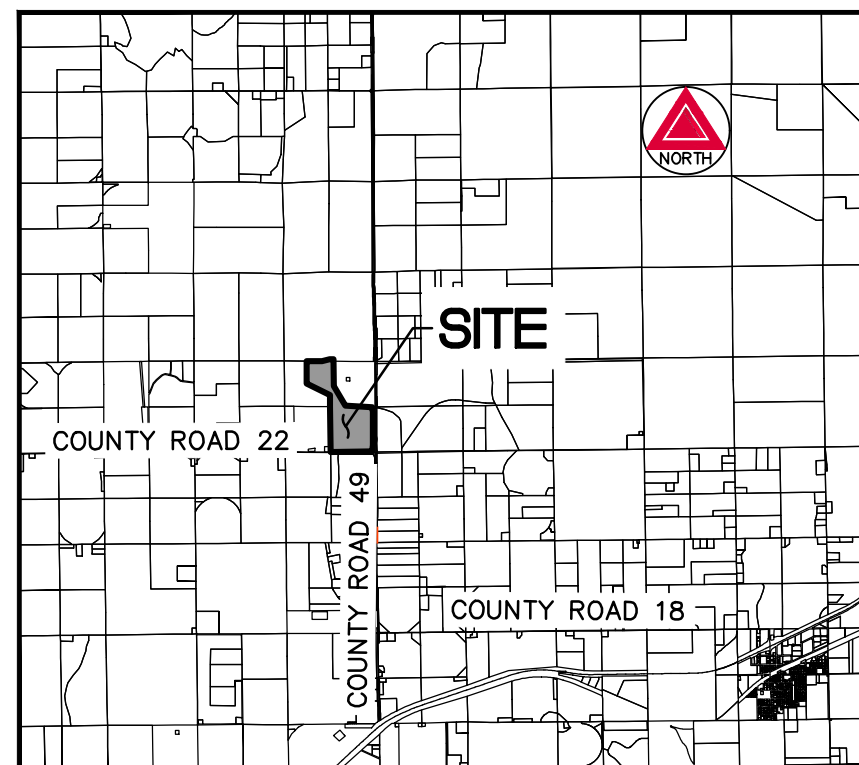
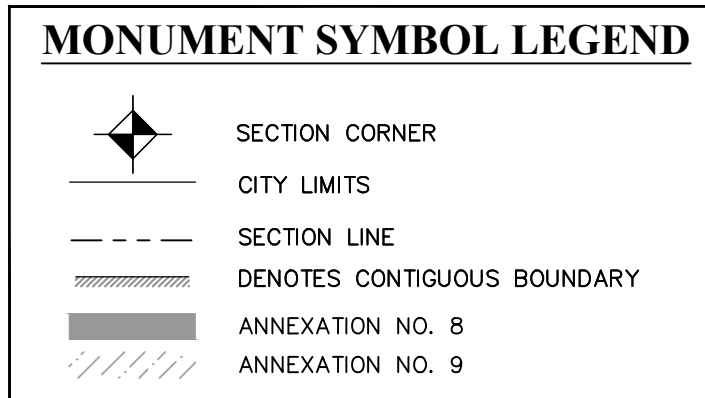
THENCE SOUTH 87°00'34" EAST, A DISTANCE OF 1,576.75 FEET TO THE WESTERLY BOUNDARY OF PIONEER ANNEXATION NO. 4 TO THE TOWN OF KEENESBURG RECORDED AT RECEPTION NO. 4553195 IN THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID ANNEXATION NO. 4 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°30'28" EAST, A DISTANCE OF 3.16 FEET;
2. NORTH 89°01'07" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2.62 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°01'07" WEST, A DISTANCE OF 2,489.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 72.313 ACRES, (3,149,945 SQUARE FEET), MORE OR LESS.

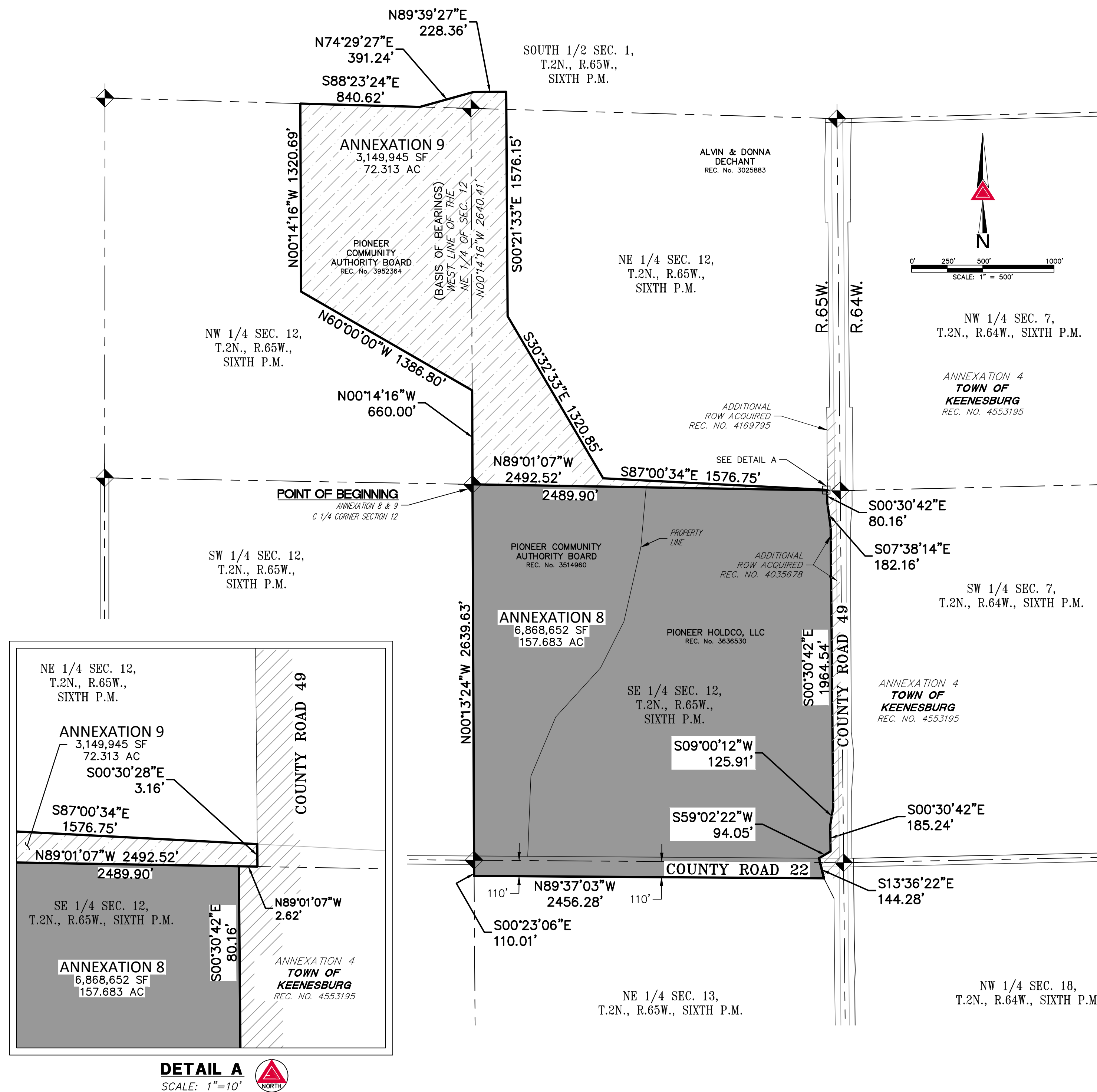


ANNEXATION NO. 8

TOTAL BOUNDARY = 10,472.17
CONTIGUOUS BOUNDARY = 2,776.34
1/6 OF TOTAL BOUNDARY = 1,745.36

ANNEXATION NO. 9

TOTAL BOUNDARY = 11,797.14
CONTIGUOUS BOUNDARY = 2,495.68
1/6 OF TOTAL BOUNDARY = 1,966.19



OWNERS APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT PIONEER HOLDCO LLC, BEING ONE OF THE OWNERS OF THE LAND DESCRIBED HEREON, EXCLUDING PUBLIC RIGHTS-OF-WAY, REQUEST THAT THE LAND DESCRIBED HEREON BE ANNEXED UNDER THE NAME OF PIONEER ANNEXATION NO. 8 & 9 TO THE TOWN OF KEENESBURG.

OWNER: PIONEER HOLDCO LLC

BY: _____

AS: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

THE FORGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ OF PIONEER HOLDCO LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNERS APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT PIONEER COMMUNITY AUTHORITY BOARD, BEING ONE OF THE OWNERS OF THE LAND DESCRIBED HEREON, EXCLUDING PUBLIC RIGHTS-OF-WAY, REQUEST THAT THE LAND DESCRIBED HEREON BE ANNEXED UNDER THE NAME OF PIONEER ANNEXATION NO. 8 & 9 TO THE TOWN OF KEENESBURG.

OWNER: PIONEER COMMUNITY AUTHORITY BOARD

BY: _____

AS: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

THE FORGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ OF PIONEER COMMUNITY AUTHORITY BOARD.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PIONEER ANNEXATION NO. 8 & 9 WAS APPROVED ON THE _____ DAY OF _____, 20____, BY ORDINANCE NO'S _____, AND THAT THE MAYOR OF THE TOWN OF KEENESBURG HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

ATTEST: _____
CLERK MAYOR

SURVEYOR'S STATEMENT

I, JAMES E. LYNCH, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS MAP OF LAND PROPOSED TO BE ANNEXED TO THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING DOCUMENTS OF RECORD AND THAT THE SAME IS 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 THE LAND PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY OF THE TOWN OF KEENESBURG, 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 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.

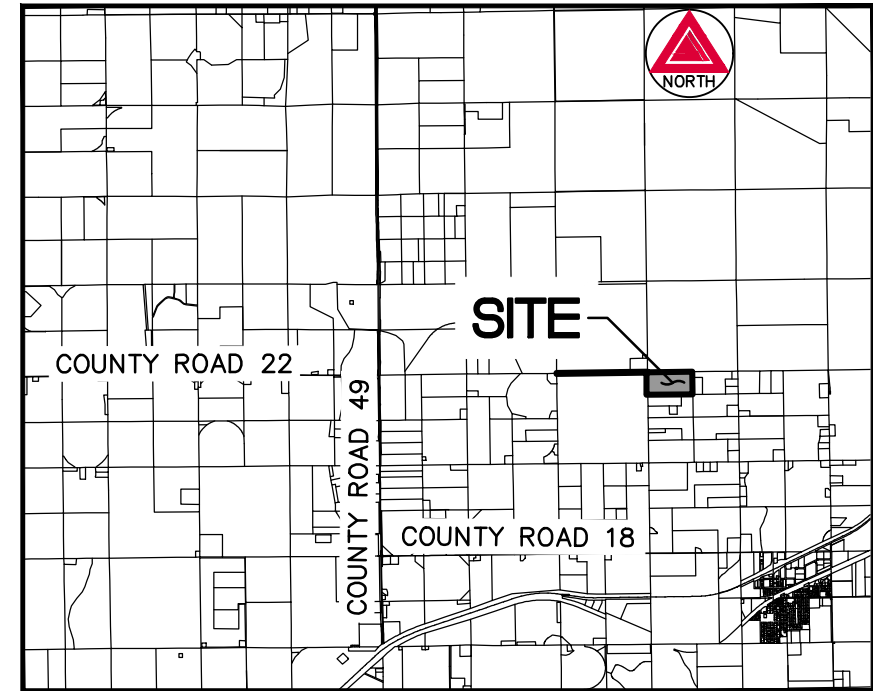
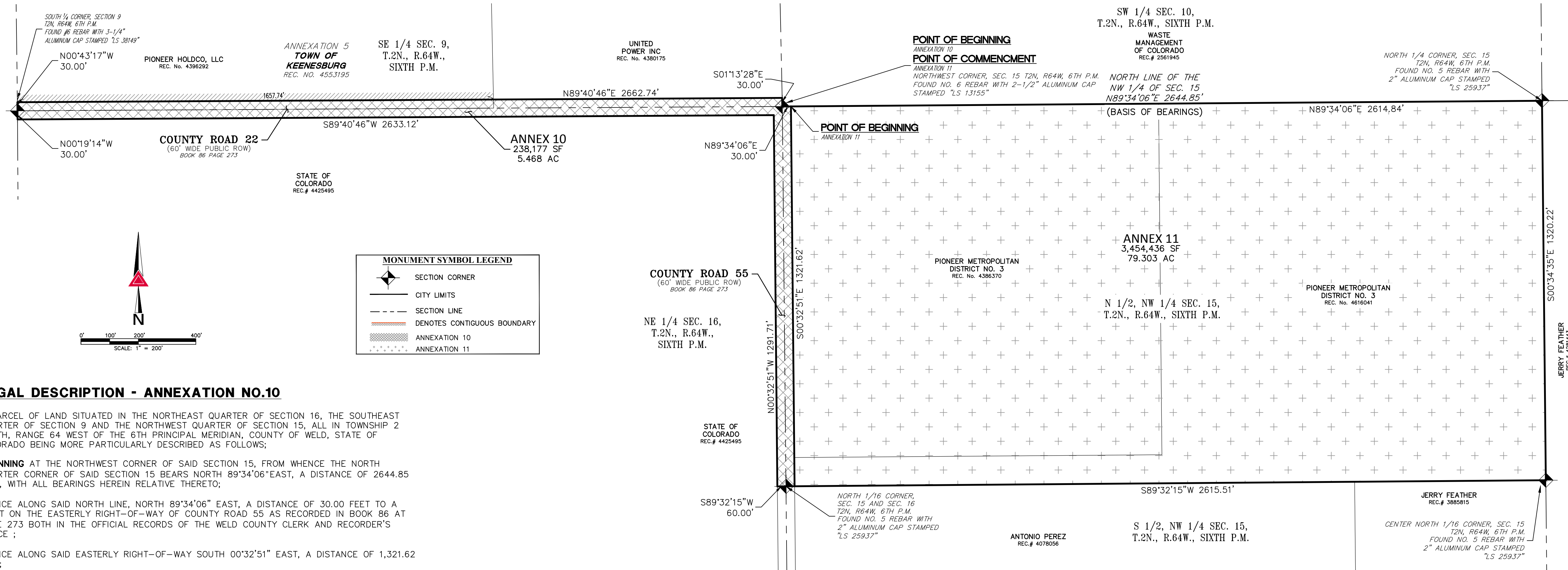


AzTec Proj. No.: 120821-02

DATE OF PREPARATION:	6-30-2021
SCALE:	1"=500'
SHEET 1 OF 1	

PIONEER ANNEXATION NO. 10 & 11 TO THE TOWN OF KEENESBURG

SITUATED IN PART OF SECTIONS 9, 15 AND 16
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION - ANNEXATION NO.10

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 15, ALL IN 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 NORTHWEST CORNER OF SAID SECTION 15, FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°34'06" EAST, A DISTANCE OF 2644.85 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°34'06" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 55 AS RECORDED IN BOOK 86 AT PAGE 273 BOTH IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE ;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 00°32'51" EAST, A DISTANCE OF 1,321.62 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, SOUTH 89°32'15" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 55;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 00°32'51" WEST, A DISTANCE OF 1,291.71 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°40'46" WEST, A DISTANCE OF 2,633.12 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°19'14" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°43'17" WEST, A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°40'46" EAST, A DISTANCE OF 2,662.74 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 01°13'28" EAST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 5.468 ACRES, (238,177 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION - ANNEXATION NO. 11

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, 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 NORTHWEST CORNER OF SAID SECTION 15, FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°34'06" EAST, A DISTANCE OF 2644.85 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE NORTH 89°34'06" EAST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°34'06" EAST, A DISTANCE OF 2,614.84 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°34'35" EAST, A DISTANCE OF 1,320.22 FEET TO THE SOUTH EAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER, SOUTH 89°32'15" WEST, A DISTANCE OF 2,615.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 55 AS RECORDED IN BOOK 86 AT PAGE 273 BOTH IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°32'51" WEST, A DISTANCE OF 1,321.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 79.303 ACRES, (3,454,436 SQUARE FEET), MORE OR LESS.

OWNERS APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT PIONEER METROPOLITAN DISTRICT NO. 3, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREON, EXCLUDING PUBLIC RIGHTS-OF-WAY, REQUEST THAT THE LAND DESCRIBED HEREON BE ANNEXED UNDER THE NAME OF PIONEER ANNEXATION NO. 10 & 11 TO THE TOWN OF KEENESBURG.

OWNER: PIONEER METROPOLITAN DISTRICT NO. 3

BY: _____

AS: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

THE FORGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ AS _____ OF PIONEER METROPOLITAN DISTRICT NO. 3.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ANNEXATION NO. 10

TOTAL BOUNDARY = 8,089.20
CONTIGUOUS BOUNDARY = 1,657.74
1/6 OF TOTAL BOUNDARY = 1,348.20

ANNEXATION NO. 11

TOTAL BOUNDARY = 7,872.20
CONTIGUOUS BOUNDARY = 1,321.62
1/6 OF TOTAL BOUNDARY = 1,312.03

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PIONEER ANNEXATION NO. 10 & 11 WAS APPROVED ON THE _____ DAY OF _____, 20____, BY ORDINANCE NOS. _____ AND _____ AND THAT THE MAYOR OF THE TOWN OF KEENESBURG HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

ATTEST: _____
CLERK MAYOR

SURVEYOR'S STATEMENT

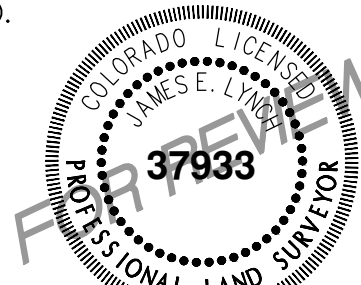
I, JAMES E. LYNCH, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS MAP OF LAND PROPOSED TO BE ANNEXED TO THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING DOCUMENTS OF RECORD AND THAT THE SAME IS TRUE AND CORRECT 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 KEENESBURG, 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 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.



<div><div>AZTEC</div><div>CONSULTANTS, INC.</div></div> <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:	02/01/2022
	SCALE:	1"=200'
	SHEET 1 OF 1	
AzTec Proj. No: 120821-02 Drawn By:RDR		