



TOWN OF KEENESBURG
FOUNDED JULY, 1906
A MUNICIPAL CORPORATION SINCE JULY, 1919

PIONEER ANNEXATION PETITION #1-5

TO THE MAYOR AND BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG, COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, hereby petition the Board of Trustees of the Town of Keenesburg for annexation into the Town of Keenesburg the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and State of Colorado, and to be known as the Pioneer Annexation to the Town of Keenesburg.

In support of this petition, the petitioner (s) further state to the Board of Trustees that:

1. It is desirable and necessary that the territory described in Exhibit A be annexed to the Town of Keenesburg.
2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes as amended, exist or have been met in that:
 - a. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Keenesburg or will be contiguous with the Town of Keenesburg within such time as required by Section 31-12-104.
 - b. A community of interest exists between the territory proposed to be annexed and the Town of Keenesburg.
 - c. The territory sought to be annexed is urban or will be urbanized in the near future.
 - d. The territory sought to be annexed is integrated with or is capable of being integrated with the Town of Keenesburg.
 - e. No land within the boundary of the territory proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way.
 - f. No land within the boundary of the territory proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprises twenty acres or more, and which, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the

annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.

- g. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the Town of Keenesburg was held within twelve months preceding the filing of this petition.
 - h. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a town other than the Town of Keenesburg
 - i. The annexation of the territory proposed to be annexed will not result in the detachment of area from any school district.
 - j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the Town of Keenesburg more than three miles in any direction from any point of the boundary of the Town of Keenesburg in any one year.
 - k. The territory proposed to be annexed is 2,182.034 acres in total area.
 - l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105(1)(e), C.R.S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, and sanitation to be provided by the Town of Keenesburg; including the providers of transportation, light, natural gas, and power, and the proposed land uses for the area; such plan to be updated at least once annually.
 - m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed to the Town of Keenesburg but is not bounded on both sides by the Town of Keenesburg.
3. The owners of more than fifty percent (50%) of the area proposed to be annexed, exclusive of dedicated streets and alleys, have signed this petition and hereby petition for annexation of such territory.
- The signatures on this petition comprise one hundred percent (100%) of the landowners of the territory to be annexed and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election.
4. Accompanying this petition are four copies of an annexation map as well as an electronic file that will contain the following information:
- a. A written legal description of the boundaries of the area proposed to be annexed, in the form of a title commitment issued within 30 days of the application date;
 - b. A map showing the boundary of the area proposed to be annexed said map prepared by and containing the seal of a registered engineer;

- c. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the Town of Keenesburg.
 - d. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also, within the boundary map, identification of any special districts the area proposed to be annexed may be part of.
 - e. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Keenesburg and the contiguous boundary of any other municipality abutting the area proposed to be annexed, and a showing of the dimensions of such contiguous boundaries.
 - f. A full legal description of property to be annexed in word format.
 - g. A tax certificate showing all taxing entities.
 - h. Mineral owner's notification certificate.
 - i. Acceptance block describing the acceptance action by the Mayor on behalf of the Town of Keenesburg and providing for the effective date and Town Clerk attest signature.
5. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the Town of Keenesburg, except for general property taxes of the Town of Keenesburg, which shall become effective as of the January 1 next ensuing.
 6. The zoning classifications requested for the area proposed to be annexed will be as set forth in the zoning application to be submitted by Petitioner for the Property (the "Zoning Application").
 7. There shall be no duty or obligation upon the Town of Keenesburg to furnish water or sanitary sewer facilities to the area proposed to be annexed. Such services will be provided at such time, in the sole discretion of the Town, when such services for water and sanitary sewer can be economically and reasonably installed to service a sufficient number of inhabitants within the area so as to make the construction and establishment of such services feasible and at no additional cost for the same or similar type of services provided to inhabitants within the existing corporate limits of the Town.
 8. If required by the Town, an annexation agreement has been or will be executed by the petitioners herein and the Town of Keenesburg relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
 9. The petitioners agree to the following terms and conditions, which shall be covenants running with the land, and which may, at the option of the Town, appear on the annexation map:
 - a. Water rights shall be provided pursuant to Town ordinance.
 - b. In connection with the processing of this Petition, the Petitioner requests that the Town:

i. Institute zoning and preliminary plat subdivision approval processes for the Property in accordance with Section -115 of the Annexation Act and the Municipal Code of the Town; and

ii. Approve and execute an annexation and development agreement ("Annexation and Development Agreement") which establishes vested property rights for the Property for an agreed upon term greater than three years pursuant to Article 68, Title 24, Colorado Revised Statutes, and otherwise establishes the development plan for the Property.

c. Petitioner has filed this Petition subject to the following conditions:

(1) Concurrently with its approval of annexation of the Property, the Town Board: (a) approves for those portions of the Property which are not public right-of-way zoning which is substantially consistent with the Zoning Application; and (b) approves and authorizes execution of the Annexation and Development Agreement.

(2) Petitioner hereby reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the Town Clerk in writing at any point prior to the later to occur of: (a) forty (40) days after the latest effective date of the final ordinance(s) approving annexation of the Property, the Annexation and Development Agreement, or zoning of the Property as requested pursuant to the Zoning Application; or (b) any later date contemplated in such Annexation and Development Agreement.

(3) Prior to expiration of the period described in the foregoing subparagraph (2) without Petitioner having withdrawn the Petition, neither Petitioner nor the Town shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section -113(2)(b) of the Annexation Act.

d. Except for the terms and conditions of this Petition and of the Annexation and Development Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Section -107(1)(g) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.

THEREFORE, the petitioners, whose signatures are on the signature sheet on the next page, respectfully petition the Board of Trustees of the Town of Keenesburg to annex the territory described and referenced on Exhibit "A" to the Town of Keenesburg in accordance with and pursuant to the statutes of the State of Colorado.

Exhibits attached to this Petition include:

- EXHIBIT A: Annexation Property (includes right-of-way)
EXHIBIT B: All Property Owned by Petitioner (without right-of-way)

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the Town of Keenesburg, Colorado, consisting of 14 pages, including this page and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Joni Lewis
Circulator

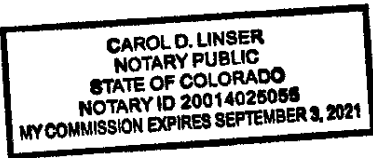
ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss
COUNTY OF ARAPAHOE)

The above and foregoing Affidavit of Circulator was subscribed and sworn to before me this 21st day of August 2019.

Witness my hand and official seal.

(SEAL)

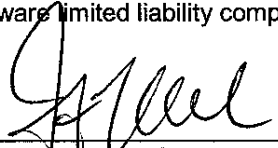


Carol D. Linsler
Notary Public
My commission expires on: 9/3/2021

Address
7006 S Alton Way
Centennial, CO 80412

Land Owner (s) Name (s) and Signature (s) Mailing Address Date

PIONEER HOLDCO, LLC,
a Delaware limited liability company

By: 
Joel H. Farkas, Manager

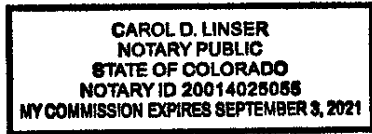
Date: 8-21-19

Address: 9033 E. Easter Place, Suite 112, Centennial, Colorado 80112

STATE OF COLORADO)
COUNTY OF Arapahoe) ss.

The foregoing instrument was acknowledged before me this 21st day of August, 2019, by Joel H. Farkas as Manager of Pioneer HoldCo, LLC, a Delaware limited liability company

Witness my hand and official seal.





Notary Public
My Commission Expires: 9/3/2021

EXHIBIT A
ANNEXATION PROPERTY
(INCLUDES RIGHT-OF-WAY)

PIONEER ANNEXATION #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 4496267 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.

PIONEER ANNEXATION #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.

PIONEER ANNEXATION #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;

3. 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;
4. 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.

PIONEER ANNEXATION #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;

5. 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;
6. 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 7, 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.

PIONEER ANNEXATION #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 SOUTH HALF OF SECTION 5, A DISTANCE OF 2625.36 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5;

THENCE NORTH 88°58'12" EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF OF SECTION 5, A DISTANCE OF 5259.92 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5;

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

THENCE SOUTH 00°12'57" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°13'14" EAST, A DISTANCE OF 5235.83 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE SOUTH 01°13'22" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2493.37 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 01°13'28" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1818.33 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4380175 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 9;

THENCE SOUTH 89°40'34" WEST, A DISTANCE OF 2662.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9;

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 SOUTH QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 88°56'01" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 2637.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1233.757 ACRES, (53,742,436 SQUARE FEET), MORE OR LESS.

EXHIBIT B
ALL PROPERTY OWNED BY PETITIONER
(WITHOUT RIGHT-OF-WAY)

A PARCEL OF LAND BEING COMPRISED OF PORTIONS OF THOSE PARCELS OF LAND DESCRIBED IN THE DOCUMENTS RECORDED UNDER RECEPTION NUMBERS 4396291, 4396292 AND 4396293 (PARCEL B) IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER; SITUATED IN THE SOUTH HALF OF SECTION 5, A PORTION OF SECTION 7, ALL 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 WEST QUARTER CORNER OF SAID SECTION 5, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS SOUTH 00°36'47" EAST, A DISTANCE OF 2625.36 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 88°58'12" EAST, A DISTANCE OF 5259.92 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 00°14'41" EAST, ALONG THE EAST LINE OF SAID SOUTH HALF OF SECTION 5, A DISTANCE OF 2621.97 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE SOUTH 00°12'57" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 1450245 IN SAID RECORDS;

THENCE NORTH 89°13'14" EAST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 5235.83 FEET TO A POINT ON THE EASE LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE SOUTH 01°13'22" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2493.37 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 01°13'28" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1818.33 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4380175 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

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

3. SOUTH 89°40'46" WEST, A DISTANCE OF 1005.00 FEET;
4. 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 9;

THENCE SOUTH 89°40'34" WEST, A DISTANCE OF 2662.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9;

THENCE SOUTH 88°55'40" WEST, A DISTANCE OF 2650.43 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 THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2339.72 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY OF COUNTY ROAD 49, AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4035678 IN SAID RECORDS;

THENCE NORTH 00°30'40" WEST, ALONG SAID SOUTHERLY EXTENSION AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 498.37 FEET;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES;

1. NORTH 03°50'37" EAST, A DISTANCE OF 215.19 FEET;
2. NORTH 00°30'40" WEST, A DISTANCE OF 60.04 FEET;
3. NORTH 07°00'03" WEST, A DISTANCE OF 144.57 FEET;
4. NORTH 00°30'40" WEST, A DISTANCE OF 1436.48 FEET;
5. NORTH 04°09'59" EAST, A DISTANCE OF 155.44 FEET;
6. NORTH 00°30'40" WEST, A DISTANCE OF 105.11 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 7;

THENCE NORTH 88°40'33" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 7.32 FEET TO THE SOUTHEAST CORNER OF THAT RIGHT-OF-WAY PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4164544 IN SAID RECORDS;

THENCE, ALONG THE EASTERLY BOUNDARY OF SAID RIGHT-OF-WAY PARCEL, THE FOLLOWING SIX (6) COURSES;

1. NORTH 00°30'28" WEST, A DISTANCE OF 585.00 FEET;
2. SOUTH 89°29'32" WEST, A DISTANCE OF 20.00 FEET;
3. NORTH 00°30'28" WEST, A DISTANCE OF 1300.00 FEET;
4. NORTH 89°29'32" EAST, A DISTANCE OF 20.00 FEET;
5. NORTH 00°30'28" WEST, A DISTANCE OF 157.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15610.00 FEET;
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°05'42", AN ARC LENGTH OF 570.79 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7;

THENCE NORTH 88°34'37" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2379.55 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 7;

THENCE NORTH 88°33'56" EAST, A DISTANCE OF 2624.27 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE NORTH 00°36'47" WEST, A DISTANCE OF 2625.36 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2151.126 ACRES (93,703,061 SQUARE FEET), MORE OR LESS.