

FINAL 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

PROPERTY DESCRIPTION:

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:

CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR SOUTH 89°24'19" WEST, A DISTANCE OF 2632.46 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP MARKED "ALPHA ENGINEERING, 1/4, S26, S35, R64W, 1994, LS 25937" AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 AND A FOUND 3-1/4" ALUMINUM CAP MARKED "T2N, R64W, S27, S26, S34, S35, 1999, PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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 STEWART SUBDIVISION, RECORDED IN THE RECORDS OF WELD COUNTY ON JULY 7, 1999 AT RECEPTION NO. 2704562; THENCE ALONG SAID SOUTH LINE EXTENDED AND SOUTH LINE OF STEWART SUBDIVISION NORTH 89°24'00" EAST, A DISTANCE OF 721.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE EXTENDED OF CEDAR STREET, AS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN THE RECORDS OF WELD COUNTY ON MARCH 28, 1960 IN BOOK 1554, PAGE 356; THENCE ALONG SAID RIGHT-OF-WAY LINE EXTENDED, SOUTH 01°03'59" EAST, A DISTANCE OF 47.81 FEET TO THE NORTHWEST 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.

CONTAINING 31.547 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT:

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.

AARON A. DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

OWNERSHIP AND DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, BEING THE SOLE OWNER(S) OF THE LAND SHOWN IN THIS FINAL PLAT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING ALL OF PARCEL AS SHOWN IN RECEPTION NO. 4180535 OF WELD COUNTY, COLORADO

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.

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 OR 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

MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

BY: _____

NAME: MARCUS PALKOWITSH

TITLE: GENERAL MANAGER

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF WELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021 BY _____ AS _____ OF _____
MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNING AND ZONING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF KEENESBURG,

THIS THE _____ DAY OF _____, 2021.

CHAIRPERSON

TOWN BOARD OF TRUSTEES APPROVAL

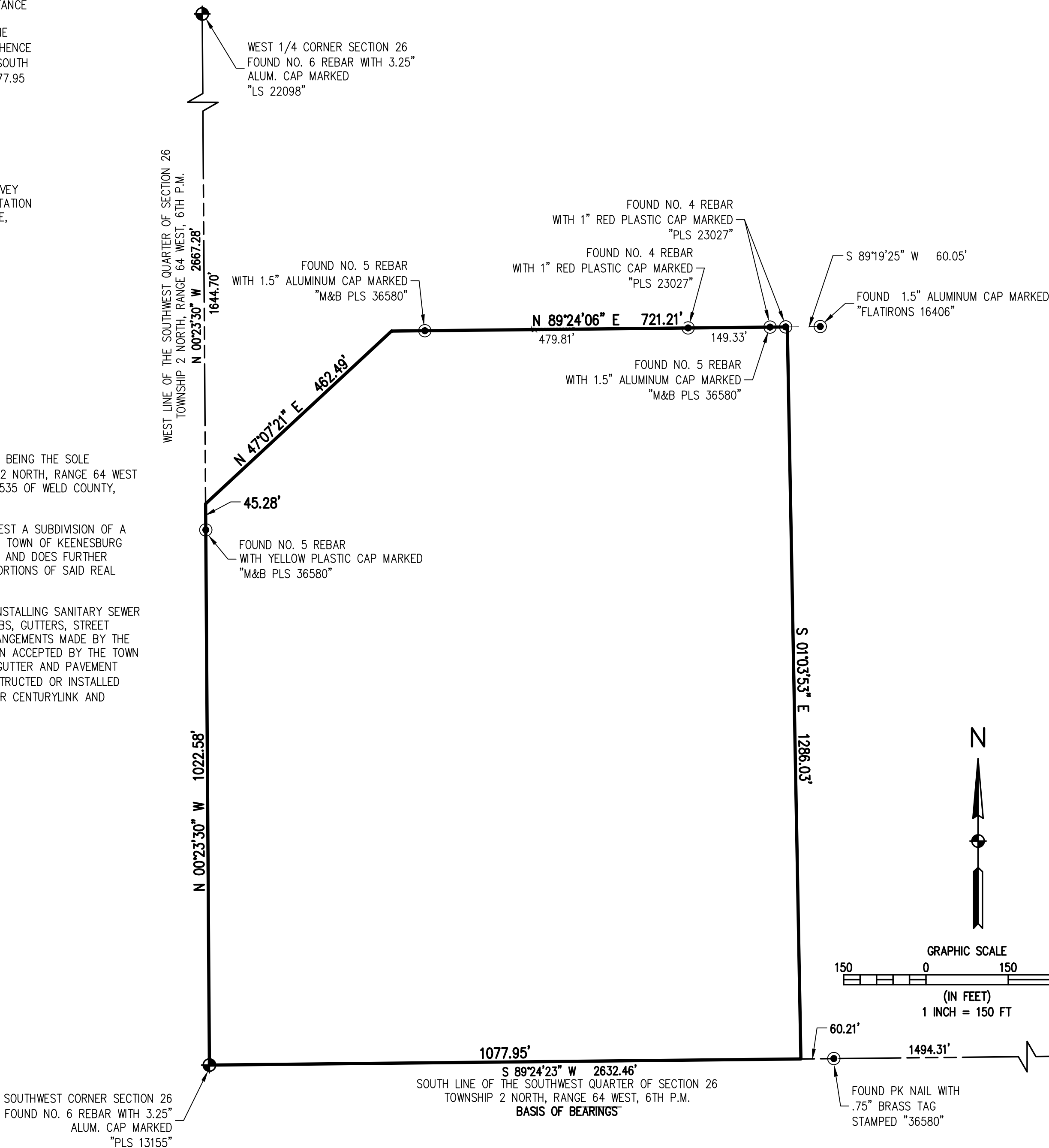
THIS IS TO CERTIFY THAT THE PLAT OF VISTA WEST WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG BY RESOLUTION NO. _____, THIS _____ DAY OF _____, 2021 AND THAT THE MAYOR OF THE TOWN OF KEENESBURG, ON BEHALF OF THE TOWN OF KEENESBURG, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATION IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

MAYOR

ATTEST:

TOWN CLERK

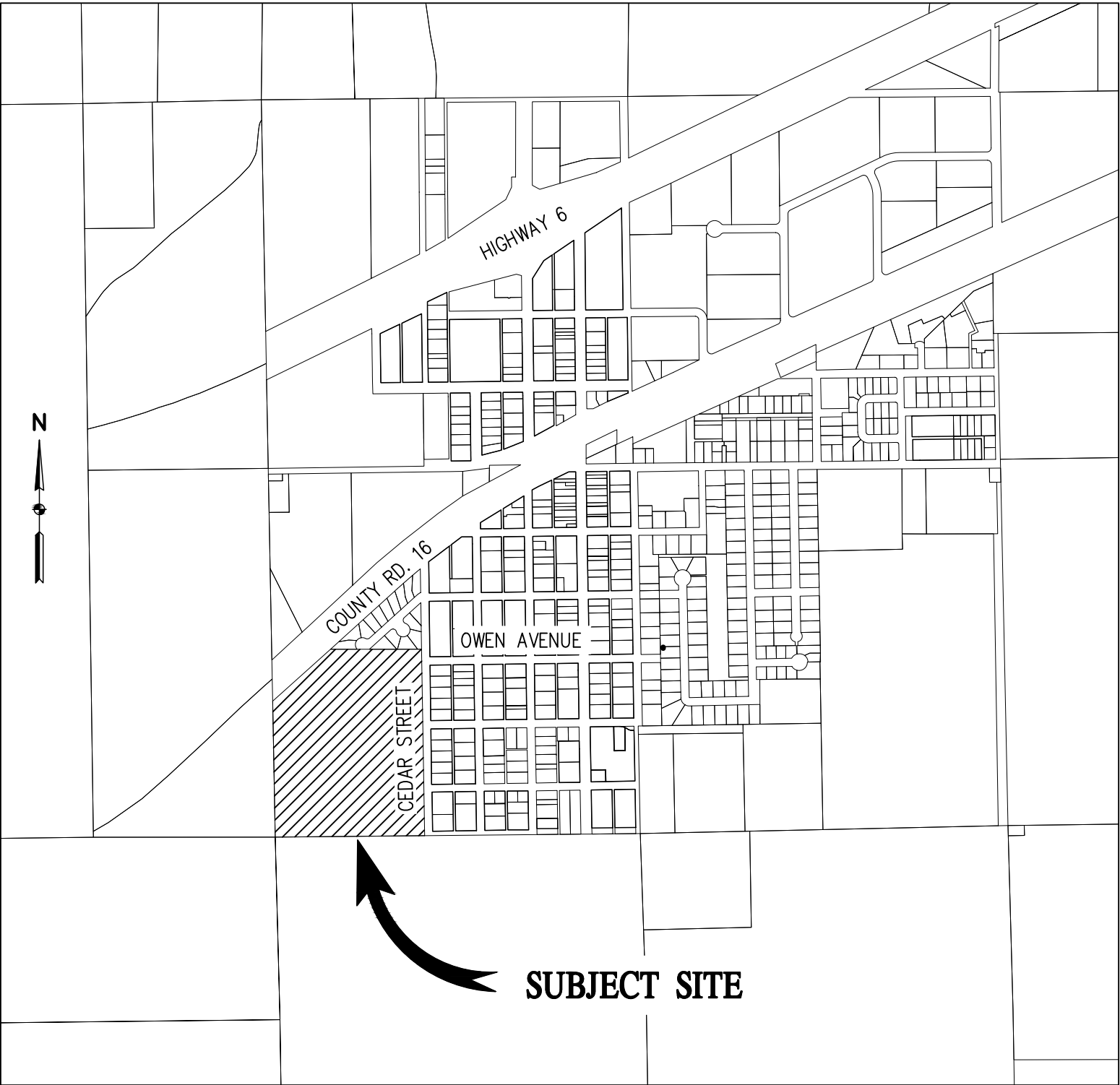
PRELIMINARY
NOT FOR
CONSTRUCTION



NOTES:

- BASIS OF BEARINGS: ASSUMING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND A NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP STAMPED PLS 25937 AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 TO BEAR SOUTH 89°24'23" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2632.46 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS, BASELINE ENGINEERING CORP. RELIED UPON TITLE COMMITMENT NUMBER NCS-1061316-CO, DATED APRIL 7, 2021 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
- THIS LAND SURVEY PLAT WAS PREPARED BY AARON A. DEMO, PLS 38285, FOR AND ON BEHALF OF BASELINE CORPORATION, 112 N RUBEY DRIVE, SUITE 210, GOLDEN, COLORADO 80403.
- DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 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.
- TRACTS A, C, D, E, F, G, H, I, J, K, L, M AND N ARE FOR OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN USES AND UTILITY EASEMENTS AND WILL BE MAINTAINED BY VISTA WEST HOA.

PARCEL TABLE			
PARCEL #	AREA (SF)	LAND USE	OWNERSHIP
TRACT A	21479.41	PUBLIC ACCESS	HOA
TRACT C	3026.68	PUBLIC ACCESS	HOA
TRACT D	6891.07	PUBLIC ACCESS	HOA
TRACT E	6606.93	PUBLIC ACCESS (DRAINAGE EASEMENT)	HOA
TRACT F	163857.97	PUBLIC ACCESS	HOA
TRACT G	4333.42	PUBLIC ACCESS	HOA
TRACT H	4333.42	PUBLIC ACCESS	HOA
TRACT I	4333.42	PUBLIC ACCESS	HOA
TRACT J	4333.42	PUBLIC ACCESS	HOA
TRACT K	4333.42	PUBLIC ACCESS	HOA
TRACT L	2046.48	PUBLIC ACCESS	HOA
TRACT M	1008.54	PUBLIC ACCESS	HOA
TRACT N	943.40	PUBLIC ACCESS	HOA



BASELINE
Engineering • Planning • Surveying

112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9968 • www.baselinecorp.com

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

DATE: _____
PREPARED BY: _____

REVISION DESCRIPTION: _____

WELD COUNTY

MSP COMPANIES
VISTA WEST
FINAL PLAT
COVER

TOWN OF KEENESBURG

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-Final_Plot.dwg
SHEET: 01 OF 03

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FINAL 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

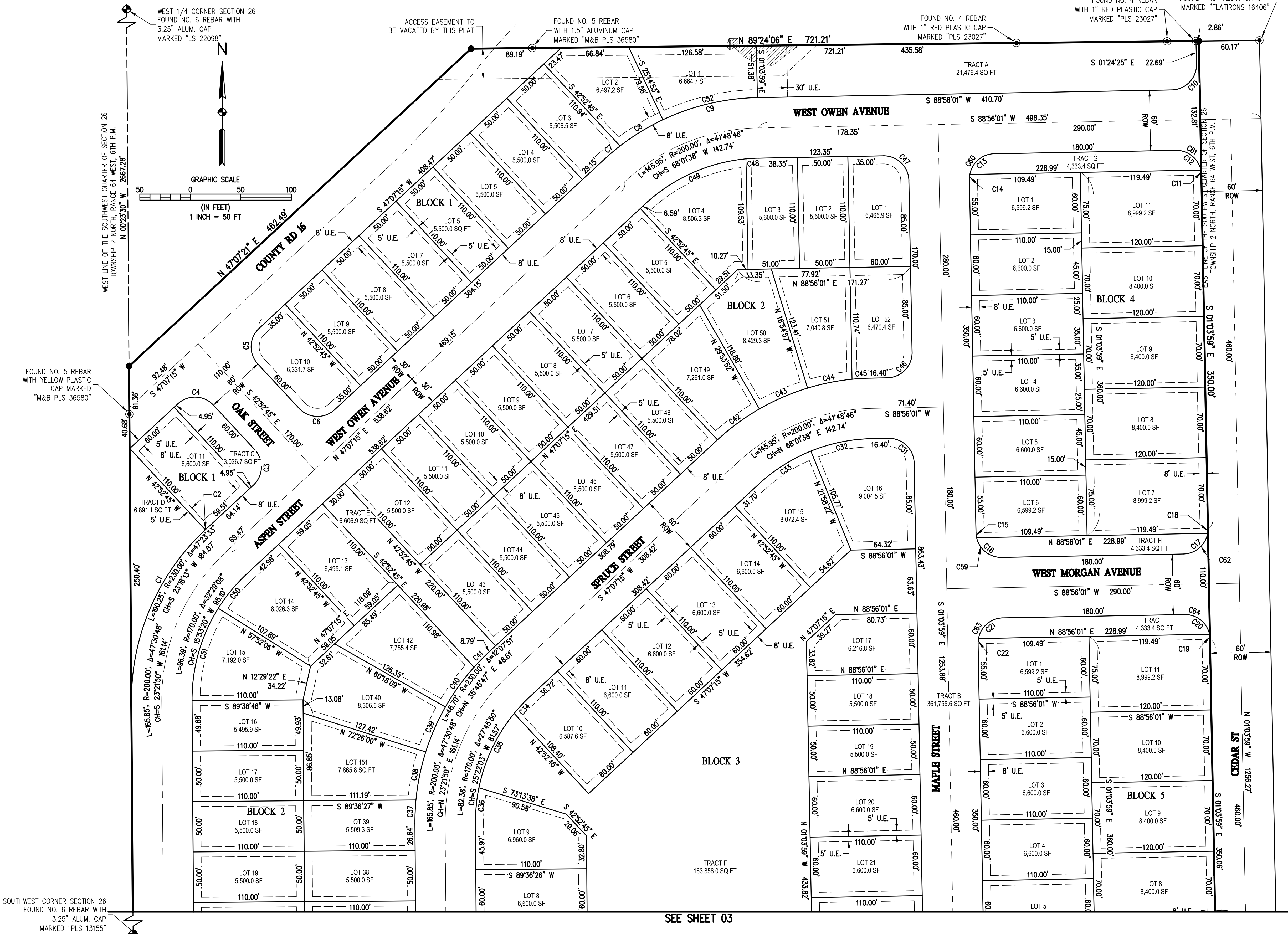
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROADWAY CL

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
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°45'47" 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



BASELINE
Engineering - Planning - Surveying

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

DATE: _____
PREPARED BY: _____

REVISION DESCRIPTION: _____

WELD COUNTY

TOWN OF KEENESBURG

VISTA WEST
FINAL PLAT

FINAL PLAT NORTH

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL: 06/25/2021
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02

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LEGEND

PROPOSED LINETYPES	EXISTING SYMBOLS
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROADWAY CL
	U.E. UTILITY EASEMENT
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