

# SETTLER'S CROSSING SUBDIVISION

Being a Replat of Block 3 of Mountain View West Subdivision Replat Amendment No. 1  
Situating in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th P.M.,  
Town of Johnstown, County of Weld, State of Colorado

**CERTIFICATE OF DEDICATION**

Know all persons by these presents that Parish, LLC, a Colorado limited liability company, being the owners of the following described property:

Block 3, Mountain View West Subdivision Replat, Amendment No. 1 recorded July 22, 2021 at Reception No. 4738024 within the records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Nine (9), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado.

Containing an area of 13.64 Acres (±594,169 sq.ft.), more or less, together with and subject to all easements and rights-of-way existing and/or of public record, subject to approval by the Town Council of the Town of Johnstown, County of Weld, State of Colorado.

Do hereby subdivide the same into the lots, tracts, rights-of-way and easements as shown on this map to be known as **SETTLER'S CROSSING SUBDIVISION** and do hereby designate and dedicate all rights-of-way and easements to the Town of Johnstown, unless noted otherwise.

**OWNER'S APPROVAL**

Know All Men By These Presents, that we, Parish, LLC, being the sole owner(s) of the land described herein, and are all of the mortgages and holders of liens upon the property, and each and all hereby consent to this Plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner: Parish, LLC, a Colorado limited liability company

By: David S. Gilbert as Managing Member/President/CEO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of \_\_\_\_\_ ) ss

On \_\_\_\_\_ before me, \_\_\_\_\_,

personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

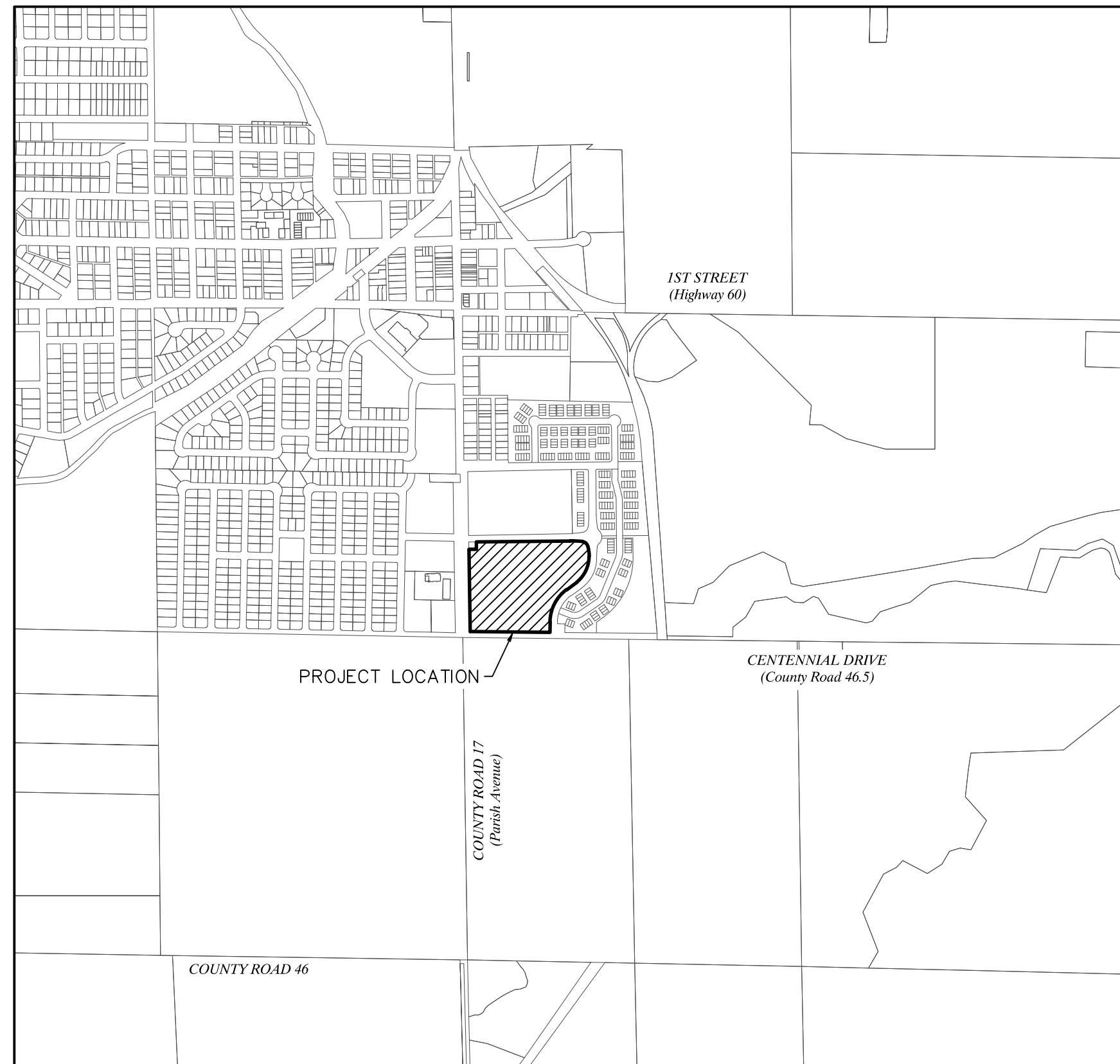
**TOWN COUNCIL**

This Plat, to be known as **SETTLER'S CROSSING SUBDIVISION**, is approved and accepted by the Town of Johnstown, by Resolution Number \_\_\_\_\_, passed and adopted at a regular meeting of the Town Council of the Town of Johnstown, Colorado.

Held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

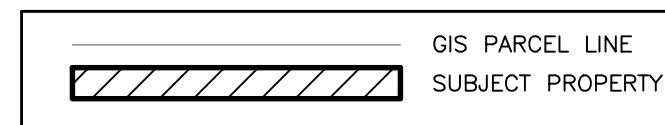
By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Town Clerk  
(Seal)



**VICINITY MAP**  
SCALE: 1"=1000'

**VICINITY MAP LEGEND**



LAND USE SUMMARY - MOUNTAIN VIEW WEST SUBDIVISION FOURTH REPLAT					
PORTION	AREA (± Sq. Ft.)	AREA (Acres)	OWNERSHIP	MAINTENANCE	% OF TOTAL AREA
LOT 1	61,119	1.40	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	10.3%
LOT 2	41,478	0.95	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	7.0%
LOT 3	38,254	0.88	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	6.4%
LOT 4	39,761	0.91	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	6.7%
LOT 5	86,737	1.99	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	14.6%
LOT 6	35,260	0.81	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	5.9%
LOT 7	39,443	0.91	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	6.6%
LOT 8	39,216	0.90	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	6.6%
LOT 9	86,887	1.99	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	14.6%
LOT 10	36,130	0.83	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	6.1%
LOT 11	29,379	0.67	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	4.9%
RIGHT-OF-WAY (PUBLIC)	60,505	1.39	PUBLIC	TOWN OF JOHNSTOWN	10.2%
<b>OVERALL</b>	<b>594,169</b>	<b>13.64</b>			<b>100.0%</b>

**TITLE COMMITMENT NOTE**

This survey does not constitute a title search by Lat40, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Lat40, Inc. relied upon ALTA Commitment Order Number FCOF25202507, having an effective date of January 3, 2023 at 5:00 P.M., as prepared by Old Republic National Title Insurance Company, to delineate the aforesaid information.

**SURVEYOR'S NOTES:**

1. Basis of Bearings and Lineal Units Statement: Assuming the South line of the Northwest Quarter of Section 9, T.4N., R.67W., monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 23513 at the West end and a #6 rebar with a 2.5" aluminum cap stamped LS 37908 at the East end, as bearing South 89°24'42" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2711.771 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

2. According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-60-105 C.R.S.)

**PLAT NOTES:**

- MAINTENANCE NOTE:** The Town of Johnstown requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owner shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdividers agreement. Should the owner fail to adequately maintain said facilities, the town shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs will be assessed to the property owner.
- GENERAL OVERLOT DRAINAGE NOTE:** Lots and tracts as plotted herein may be required to convey surface drainage from other lots and tracts in this filing, in accordance with Town requirements and the approved drainage plan for this filing. No alterations to the grading of the lots and tracts may be made that would disrupt the approved drainage plan, without prior approval from the Town. All natural and improved drainage ways or drainage systems in said lots and tracts shall be maintained by the lot or tract owner in accordance with Town criteria. Should the owner fail to adequately maintain said facilities, the Town shall have the right to enter said land for the purposes of operations and maintenance of the drainage ways or drainage systems. All such maintenance costs will be assessed to the property owner.
- MAINTENANCE AND ACCESS:** The site will be able to be accessed via the Public Right-of-Way that is being dedicated throughout the property. All private outlots are hereby dedicated as blanket Utility, Drainage, Access and Emergency Access Easements.
- Ten (10) foot Utility Easements are dedicated along all public rights-of-way.
- The clear vision zone of a corner lot shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level, in accordance with current AASHTO sight lines.
- It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the Town until and unless the streets are constructed in accordance with the standards and specifications of the Town of Johnstown in effect at the date construction plans are approved by the Town Engineer, and provided that construction of said roadway(s) is started within two (2) years of the construction plan approval. The owner(s), developer(s) and/or subdivider(s), their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the Town accepts the responsibility for maintenance as stated above.
- The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association, metropolitan districts, or other entity other than the Town is responsible for maintenance and upkeep of any and all private drives, parking areas and easements (cross-access easements, drainage easements, etc.).
- The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association, metropolitan districts, or entity other than the Town is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the Town, agree to the responsibility of maintaining all other open space areas associated with this development.
- Public safety access, whether for emergency or non-emergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association or metropolitan district will be responsible for ensuring that such access ways are passable at all times, for police, fire and emergency vehicles.
- The property is in Flood Zone X, Area of Minimal Flood Hazard, per FEMA Flood Map No. 08123C1684E having an effective date of January 20, 2016.

**SURVEYOR'S STATEMENT**

I, Jason S. Allee, a duly Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat truly and correctly represents the results of a field survey completed on March 21, 2023, by me or under my direct supervision and that all monuments existing as shown hereon; that the mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land on all applicable provisions of the Town of Johnstown.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY

Sheet 1 of 2

Jason S. Allee—On behalf of Lat40, Inc.  
Colorado Licensed Professional  
Land Surveyor No. 38479

**PROJECT TEAM**

<p><b>OWNER/DEVELOPER</b> Parish LLC 8714 State Highway 60 Johnstown, Colorado 805349 David S. Gilbert as Managing Member/President/CEO</p>	<p><b>ENGINEER</b> LandOne Engineering LLC 361 71st Avenue Greeley, Colorado 80634 Phone: 970-443-9547 Jeremy Goetsch, PE</p>	<p><b>SURVEYOR</b> Lat40, Inc. Professional Land Surveyors 6250 W. 10th Street, Unit 2 Greeley, Colorado 80634 Phone: 970-515-5294 Jason Allee, PLS</p>
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	<p><b>LAT40, Inc.</b> Professional Land Surveyors 6250 W. 10th Street, Unit 2 Greeley, CO 80634 O: 970-515-5294</p>	<p><b>REVISIONS</b></p>	<p><b>SETTLER'S CROSSING SUBDIVISION</b> MOUNTAIN VIEW WEST SUBDIVISION - JOHNSTOWN, CO WELD COUNTY - SECTION 9, T4N, R67W. CLIENT: PARISH LLC 1540 MAIN STREET #218, WINDSOR, CO 80550</p>												
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DESCRIPTION:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>ADDRESS TOWN COMMENTS SR</td> <td>6/21/2023</td> </tr> <tr> <td>ADDRESS COMMENTS</td> <td>8/14/2023</td> </tr> <tr> <td>REMOVED OUTLOT A, UPDATED LOTS 6-11</td> <td>9/28/2023</td> </tr> </tbody> </table>	DESCRIPTION:	DATE:	ADDRESS TOWN COMMENTS SR	6/21/2023	ADDRESS COMMENTS	8/14/2023	REMOVED OUTLOT A, UPDATED LOTS 6-11	9/28/2023	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DRAWN BY: SLR</td> <td>SCALE: AS NOTED</td> <td>DATE: 4/13/2023</td> </tr> <tr> <td>CHECKED BY: JSA</td> <td>PROJECT #: 2023086.1</td> <td>SHEET: 1 OF 2</td> </tr> </table>	DRAWN BY: SLR	SCALE: AS NOTED	DATE: 4/13/2023	CHECKED BY: JSA
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SHEET SIZE: 24X36



# SETTLER'S CROSSING SUBDIVISION

Being a Replat of Block 3 of Mountain View West Subdivision Replat Amendment No. 1

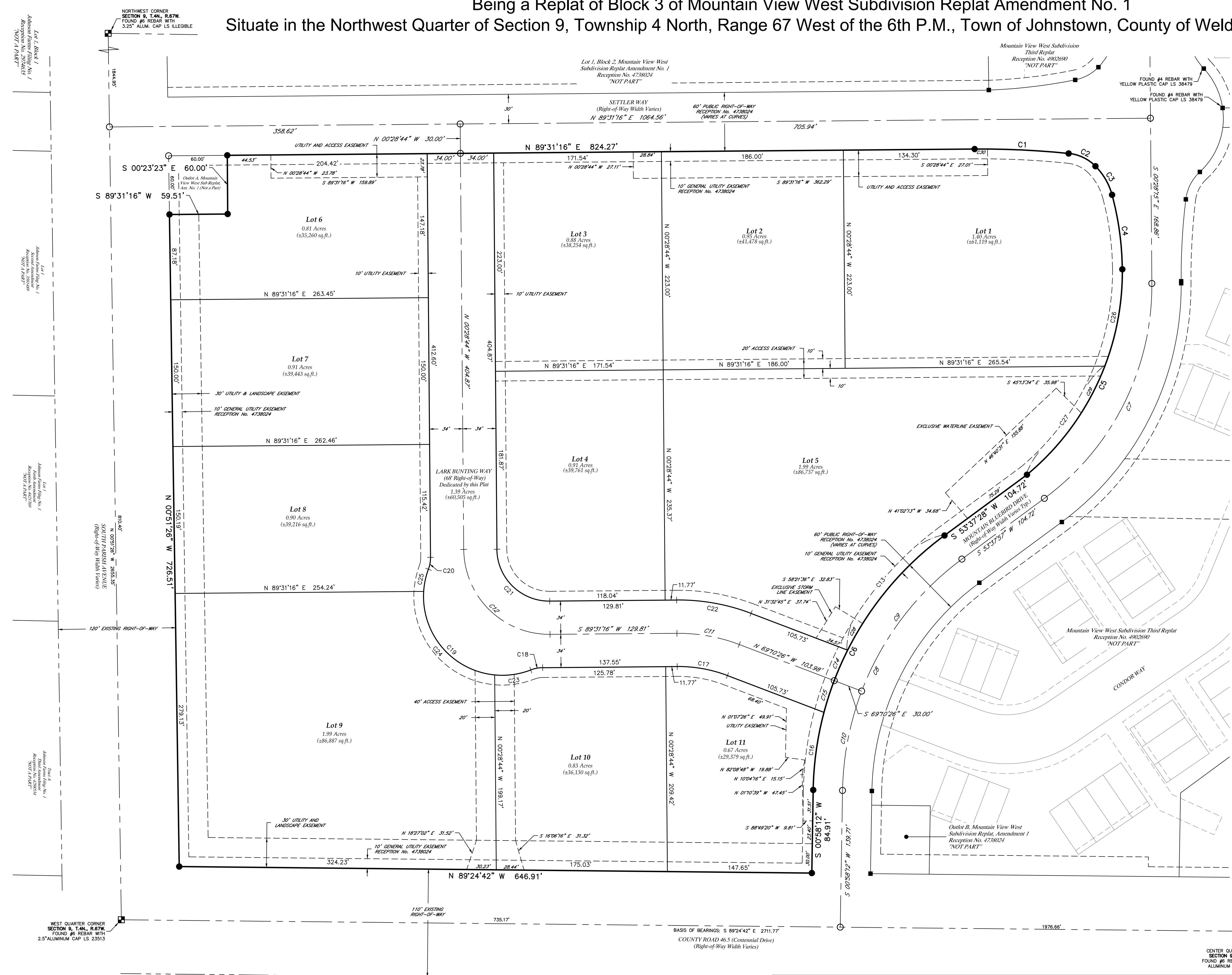
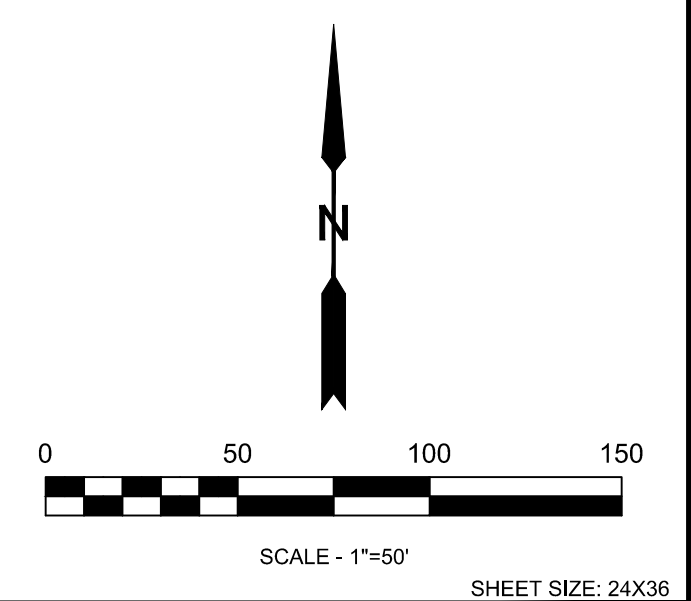
Situate in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	96.26'	870.50'	6°20'09"	S 87°18'39" E	96.21'
C2	30.97'	45.50'	39°00'17"	S 64°38'14" E	30.38'
C3	34.23'	65.50'	29°56'27"	S 30°09'40" E	33.84'
C4	77.03'	300.00'	14°42'43"	S 07°50'05" E	76.82'
C5	239.26'	269.90'	50°47'27"	S 24°55'00" W	231.50'
C6	303.27'	330.00'	52°39'16"	S 27°17'50" W	292.71'
C7	255.00'	270.03'	54°06'24"	S 26°34'40" W	245.63'
C8	275.70'	300.00'	52°39'16"	S 27°18'19" W	266.10'
C9	171.74'	300.00'	32°47'57"	S 37°13'59" W	169.40'
C10	103.96'	300.00'	19°51'19"	S 10°54'21" W	103.44'
C11	65.07'	175.00'	21°18'17"	N 79°49'35" W	64.70'
C12	137.44'	87.50'	90°00'00"	N 45°28'44" W	123.74'
C13	154.85'	330.00'	26°53'06"	S 40°10'56" W	153.43'
C14	34.06'	330.00'	5°54'49"	S 23°46'58" W	34.05'
C15	34.06'	330.00'	5°54'49"	S 17°52'09" W	34.05'
C16	80.30'	330.00'	13°56'32"	S 07°56'28" W	80.10'
C17	52.43'	141.00'	21°18'17"	N 79°49'35" W	52.13'
C18	12.48'	34.50'	20°43'58"	S 79°09'17" W	12.42'
C19	184.71'	80.50'	131°27'56"	S 45°28'44" E	146.77'
C20	12.48'	34.50'	20°43'58"	N 09°53'15" E	12.42'
C21	84.04'	53.50'	90°00'00"	S 45°28'44" E	75.66'
C22	77.71'	209.00'	21°18'17"	N 79°49'35" W	77.27'
C23	37.65'	80.50'	26°47'59"	S 82°11'18" W	37.31'
C24	123.88'	80.50'	88°10'11"	N 40°19'37" W	112.01'
C25	23.18'	80.50'	16°29'46"	N 12°00'22" E	23.10'
C26	101.21'	269.90'	21°29'06"	S 10°15'50" W	100.62'
C27	138.05'	269.90'	29°18'21"	S 35°39'34" W	136.55'
C28	31.29'	330.00'	5°25'58"	S 29°27'22" W	31.28'
C29	53.62'	269.90'	11°22'59"	S 26°41'53" W	53.53'
C30	13.16'	870.50'	0°51'57"	N 89°57'16" E	13.16'

## LEGEND

	SURVEYED BOUNDARY LINE
	INCLUSIVE LOT LINE
	EASEMENT LINE
	SECTION LINE
	PUBLIC RIGHT-OF-WAY
	CENTERLINE
	ADJACENT PARCEL LINE
	FOUND ALIQUOT CORNER AS DESCRIBED
	FOUND #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479 UNLESS OTHERWISE DESCRIBED
	SET 24" OF #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479
	CALCULATED POSITION

NOTE:  
Configuration of lots may necessitate the need for shared accesses and drives to meet fire code.



LAT40°, Inc.  
Professional Land Surveyors  
2000 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADDRESS TOWN COMMENTS	SR 6/21/2023
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REMOVED OUTLOT A, UPDATED LOTS 6-11	9/28/2023

<b>SETTLER'S CROSSING SUBDIVISION</b> MOUNTAIN VIEW WEST SUBDIVISION - JOHNSTOWN, CO WELD COUNTY - SECTION 9, T4N, R67W. CLIENT: PARISH LLC 1540 MAIN STREET #218, WINDSOR, CO 80550		
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