1ST REPLAT OF BLOCK 1 MOUNTAIN VIEW WEST SUBDIVISION REPLAT

Block 1, Mountain View West Subdivision Replat, Amendment No. 1, Being Part of 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 Townhome Developers, LLC, a Colorado limited liabilty company, being the owner of the following described property:

A parcel of land being Block One (1) 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, and a portion of the platted right-of-way of Molinar Street, 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 being more particularly described as follows;

COMMENCING at the Calculated North Sixteenth corner of Section 9 and assuming the West line of the Northwest Quarter (NW1/4) of said Section 9, as monumented by a #6 rebar with a 2.5" aluminum cap stamped LS23513 at the South end and by a #6 rebar with a 3.25" aluminum cap stamped LS24993 at the North end, as bearing North 00°51'26" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983, a distance of 2655.35 feet with all other bearings contained herein being relative thereto;

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

THENCE North 00°51'26" West along the West line of the NW1/4 of said Section 9 a distance of 91.60 feet to the Westerly projection of the North right-of-way line of Molinar Street; THENCE North 89°06'06" East along said Westerly projection and said North right—of—way line a distance of 391.49 feet to the West line of said Block One (1) Mountain View West Subdivision Replat, Amendment No. 1 and to the POINT OF

THENCE North 00°34'00" West a distance of 501.47 feet;

THENCE South 89°06'08" East a distance of 1004.35 feet to the West right—of—way line of the Great Western Railway and to THENCE along said West right-of-way line and the arc of a non-tangent curve concave to the Southwest a distance of 395.20 feet, said curve has a Radius of 1870.10 feet, a Delta of 12°06'29" and is subtended by a Chord bearing

South 11°01'42" East a distance of 394.46 feet; THENCE South 04°58'27" East a distance of 693.37 feet;

THENCE South 89°30'29" West a distance of 378.93 feet to a POC;

THENCE along the arc of a non-tangent curve concave to the Southwest a distance of 45.26 feet, said curve has a Radius of 74.50 feet, a Delta of 34°48'29" and is subtended by a Chord bearing North 25°35'25" West a distance of 44.57 feet to a Point of Reverse Curvature (PRC); THENCE along the arc of a curve concave to the Northeast a distance of 36.86 feet, said curve has a Radius

of 65.50 feet, a Delta of 32°14'48" and is subtended by a Chord bearing North 26°52'16" West a distance of 36.38 feet, to a Point of Compound Curvature (PCC); THENCE along the arc of a curve concave to the East a distance of 97.58 feet, said curve has a Radius

of 544.03 feet, a Delta of 10°16'37" and is subtended by a Chord bearing North 05°36'34" West a distance of 97.45 feet; THENCE North 00°28'15" West a distance of 355.93 feet to a PC; THENCE along the arc of a curve concave to the Southeast a distance of 19.51 feet, said curve has a Radius

of 13.50 feet, a Delta of 82°47'53" and is subtended by a Chord bearing North 40°55'42" East a distance of 17.86 feet, to THENCE along the arc of a non-tangent curve concave to the West a distance of 64.18 feet, said curve has a Radius of 51.50 feet, a Delta of 71°23'56" and is subtended by a Chord bearing North 00°26'31" West a distance of 60.10 feet;

THENCE South 89°29'12" West a distance of 719.02 feet THENCE North 00°34'00" West a distance of 2.78 feet to the to the POINT OF BEGINNING.

Containing an area of 17.29 Acres (753,279 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 Board of Trustees of the Town of Johnstown, County of Weld, State of Colorado.

Do hereby subdivide the same into the lots, blocks, tracts, rights—of—way and easements as shown on this map 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, Townhome Developers LLC, a Colorado limited liability company, being the sole owner(s) of the land described hereon, and are all of the mortgagees 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: Townhome Developers LLC, a Colorado limited liability company	

By: Andrew J. Gerk as Executive Vice President

The foregoing instrument was acknowledged before me by Andrew J. Gerk as Executive Vice President of Townhome

Developers, LLC, on this _____ day of ______, 20____. Witness my hand and seal. My commission expires

TOWN COUNCIL

COUNTY OF

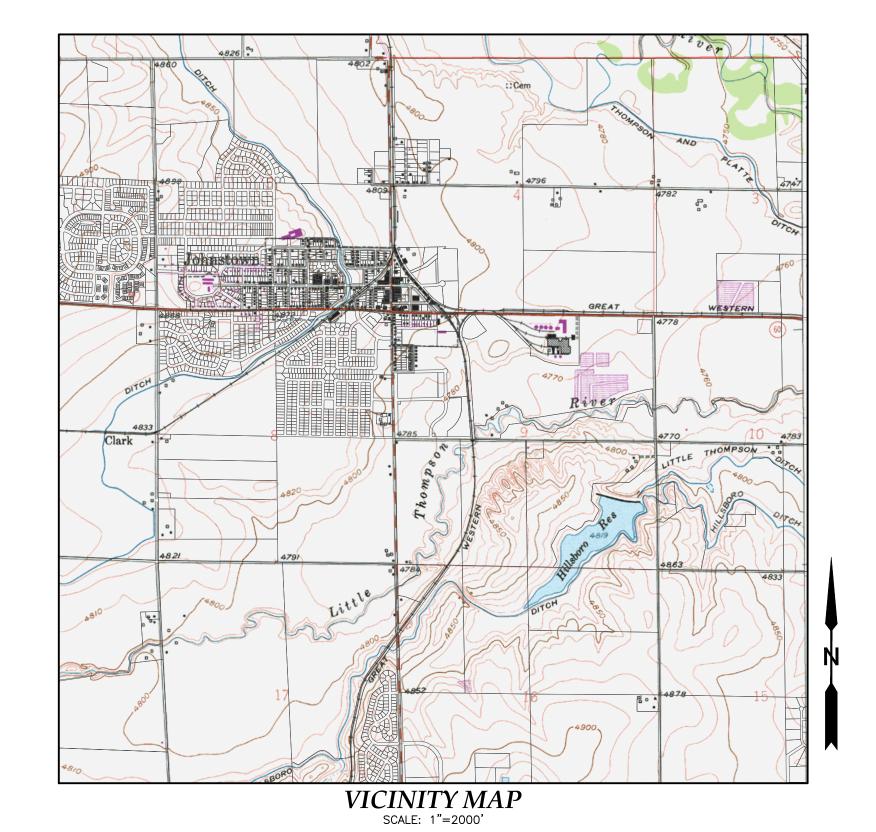
This Plat, to be known as 1ST REPLAT OF BLOCK 1 MOUNTAIN VIEW WEST SUBDIVISION REPLAT, is approved and accepted by regular meeting of the Town Council of the Town of Johnstown, Colorado.

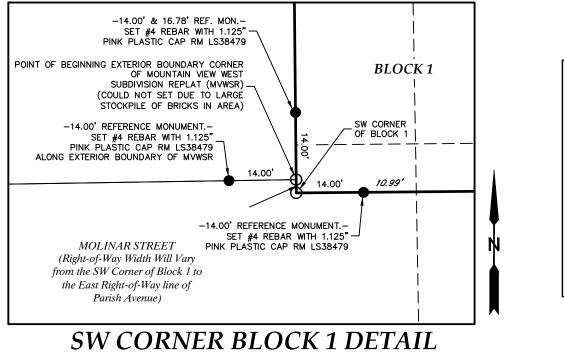
Held on the ______, 20______,

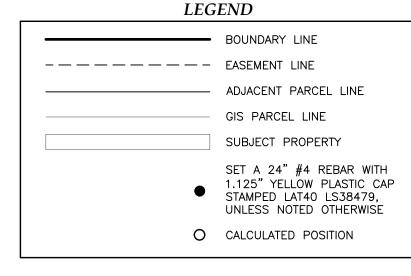
EASEMENT APPROVAL

Town of Johnstown Public Works Director

Utility easements are adequate and are hereby approved and or vacated as shown on this plat.







LAND USE SUMMARY - 1ST REPLAT OF BLOCK 1 OF MOUNTAIN VIEW WEST SUBDIVISION							
PORTION	AREA (Sq.Ft.)	AREA (Acres)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL AREA	
BLOCK 1 LOTS	93,057	2.14	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	PUD-B RESIDENTIAL LOTS	12.4%	
OUTLOT A	171,755	3.94	НОА	НОА	ACCESS, EMERGENCY, UTILITY & DRAINAGE EASEMENT	22.8%	
BLOCK 1 OVERALL	264,812	6.08	-	-	PUD-B BLOCK	35.2%	
				•		•	
BLOCK 2 LOTS	75,335	1.73	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	PUD-B RESIDENTIAL LOTS	10.0%	
OUTLOT B	105,945	2.43	НОА	НОА	ACCESS, EMERGENCY, UTILITY & DRAINAGE EASEMENT	14.0%	
BLOCK 2 OVERALL	181,280	4.16	-	-	PUD-B BLOCK	24.0%	
BLOCK 3 - TRACT A	226,243	5.19	BAESSLER DEVELOPMENT LLC	BAESSLER DEVELOPMENT LLC	PUD-B TRACT	30.0%	
RIGHT-OF-WAY (PUBLIC)	80,970	1.86	PUBLIC	TOWN OF JOHNSTOWN	PUBLIC STREET RIGHT-OF-WAY	10.8%	
		•					
OVERALL AREA	753,305	17.29	-	-	PUD-B SUBDIVISION	100.0%	
OPEN SPACE			-	-	REQUIRED (30% OF SITE) = 5.2 ACRES		

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 Title Commitment Order Number FCC25175531, having an effective date of May 19, 2020 at 5:00 P.M. as prepared by Old Republic National Title Insurance Company, to delineate the aforesaid information.

SURVEYOR'S NOTES;

1. During the layout and boundary work for this project a rotational error was discovered in the plat of Mountain View West Subdivision Replat, which also appears to be reflected in the construction design and layout of the existing streets. This rotational error causes the platted interior lot lines and streets to be misaligned with the existing exterior boundary monuments, creating an overlap of the streets and lot lines. If the centerline of the existing streets are held, the platted exterior boundary lines miss all existing boundary monuments by a distance of 4.5' to 15.5'. To correct the issue as shown hereon, for the boundary of Block 1, I held the existing found section corners and boundary monuments for the exterior boundary of the subdivision, and held the platted bearings and locations of the interior lot lines to eliminate any overlap with the existing street alignments. These changes are reflected hereon for the future use of any surveyor who may follow in the retracement of any part of this subdivision. These changes are also reflected in a previous Land Survey Plat recorded within County records.

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. (13-80-105 C.R.S.)

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Northwest Quarter of Section 9, T.4N., R.67W., monumented by a #6 rebar with an illegible 3.25" aluminum cap at the North end and a #6 rebar with a 2.5" aluminum cap stamped LS 23513 at the South end, as bearing South 00°51'26" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983, a distance of 2655.35' feet with all other bearings contained herein relative thereto.

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

PLAT NOTES;

1. 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.

2. GENERAL OVERLOT DRAINAGE NOTE: Lots and tracts as platted 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.

3. 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 will be dedicated as blanket Utility, Drainage, Access and Emergency Access Easements, therefore access onto private property will not be an issue.

4. Ten (10) foot Utility Easements are dedicated along all public rights—of—way.

5. 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.

6. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the lown until and unless the streets are constructed in accordance with the standards and specifications of the lown o 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.

7. 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.)

8. 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.

9. 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.

10. Entire property is in Flood Zone X, Area of Minimal Flood Hazard per FEMA Flood Map No. 08123C1684E having an

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 September 24, 2020, by me or under my direct supervisions and that all monuments existingas 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, subdivisoins or surveying of land an all applicable provisions of the Town of Johnstown.

I attest the above on this _____ day of _____, 20____.

Sheet 1 of 4

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

PROJECT TEAM

Townhome Developers, LLC 3780 W. 10th Street, Suite 200 361 71st Avenue Greeley, Colorado 80634

LandOne Engineering LLC Greeley, Colorado 80634 Andrew J. Gerk Executive V.P. Phone: 970-443-9547 Jeremy Goetsch, PE

Lat40°, Inc. Professional Land Surveyors 6250 W. 10th Street, Unit 2 Greeley, Colorado 80634 Phone: 970-515-5294 Jason Allee, PLS

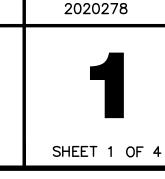
CHECKED BY:



Lat40°, Inc. Professional Land Surveyors 6250 W. 10th Street, Unit 2 Greeley, CO 80634 O: 970-515-5294

DATE:	FILE NAME:		DRAWN	BY:
12/15/2020	2020278SUB			JA
REVISIONS:		DATE	•	
ADDRESS TOWN REDLINES	2/11/2021			
ADDRESS TOWN COMMENTS	5	6/17/20)21	

1ST REPLAT B1 MVWS REPLAT LANDONE ENGINEERING, LLC 361 71ST AVE GREELEY, CO 80634



PROJECT #:

AS NOTED

