

MOUNTAIN VIEW WEST SUBDIVISION THIRD REPLAT

Being a Replat of Lot 2 Block 2, Block 4 and Outlot C of Mountain View West Subdivision Replat Amendment No. 1 and Tract A Block 3, 1st Replat of Block 1 Mountain View West Subdivision Replat, 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

CERTIFICATE OF DEDICATION

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

Lot Two (2), Block Two (2), Block Four (4) and Outlot C, Mountain View West Subdivision Replat, Amendment No. 1 recorded July 22, 2021 at Reception No. 4738024 and Tract A, Block Three (3), 1st Replat of Block 1 Mountain View West Subdivision Replat recorded November 18, 2021 at Reception No. 4777371 and Cover Sheet re-recorded December 3, 2021 at Reception No. 4781941 within the records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Nine (9), Township Four North (T4N.), Range Sixty-seven West (R67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado.

Containing an area of 17.42 Acres (758,565 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, outlots, blocks, tracts, rights-of-way and easements as shown on this map to be known as Mountain View West Subdivision Third Replat 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, Mountain View Land Developers, LLC, a Colorado limited liability company, and 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: Mountain View Land Developers, LLC, a Colorado limited liability company

By: AJP NP Development, LLC Manager: Andrew J. Gerk, Member

STATE OF _____)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me by AJP NP Development, LLC, Manager: Andrew J.

Gerk, Member, on this _____ day of _____, 20____. Witness my hand and seal.

My commission expires _____

Notary Public

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)
)ss
County of _____)

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

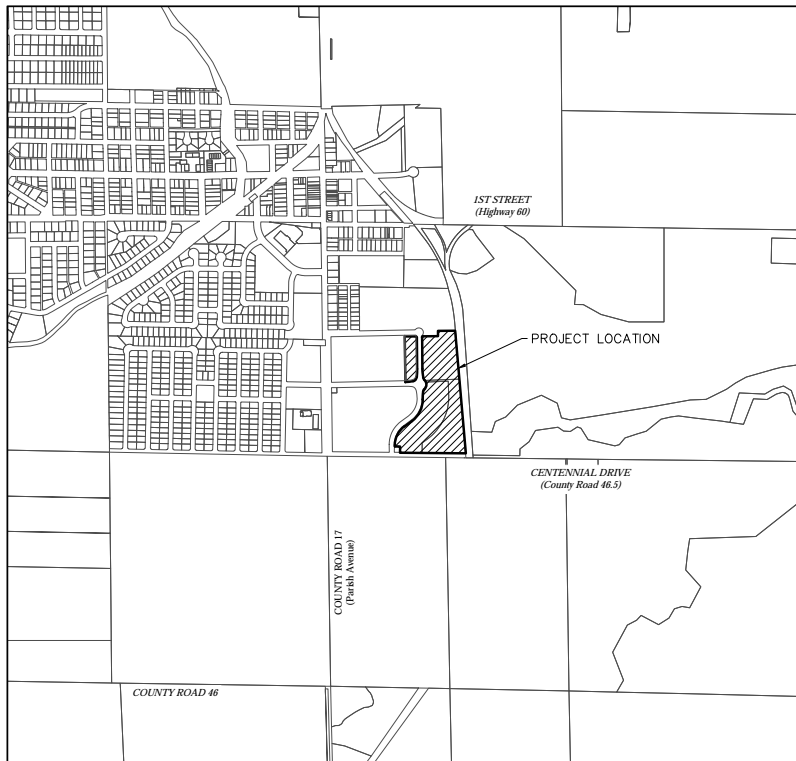
This Plat, to be known as MOUNTAIN VIEW WEST SUBDIVISION THIRD REPLAT, is approved and accepted by

the Town of Johnstown, by Resolution Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado.

Held on the _____ day of _____, 20____.

By: _____
Mayor

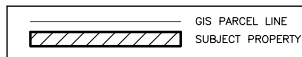
Attest: _____
Town Clerk
(Seal)



VICINITY MAP

SCALE: 1"=1000'

VICINITY MAP LEGEND



LAND USE SUMMARY - MOUNTAIN VIEW WEST SUBDIVISION THIRD REPLAT						
PORTION	AREA (Sq. Ft.)	AREA (Acres)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL AREA
BLOCK 1 LOTS	17,676	0.41	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	PUD-B RESIDENTIAL LOTS	2.4%
OUTLOT A	51,624	1.19	HOA	HOA	ACCESS, EMERGENCY, UTILITY & DRAINAGE EASEMENT	6.8%
BLOCK 1 OVERALL	69,299	1.60			PUD-B BLOCK	9.2%
BLOCK 2 LOTS	58,887	1.35	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	PUD-B RESIDENTIAL LOTS	7.7%
OUTLOT B	46,885	1.08	HOA	HOA	ACCESS, EMERGENCY, UTILITY & DRAINAGE EASEMENT	6.2%
OUTLOT D	2,355	0.05	PARISH, LLC	PARISH, LLC	MAINTENANCE, ACCESS, UTILITY AND DRAINAGE EASEMENT	0.3%
OUTLOT E	69,956	1.61	HOA	HOA	ACCESS, EMERGENCY, UTILITY & DRAINAGE EASEMENT	9.2%
BLOCK 2 OVERALL	178,083	4.09			PUD-B BLOCK	23.5%
BLOCK 3 LOTS	70,656	1.62	PRIVATE OWNERSHIP	PRIVATE OWNERSHIP	PUD-B RESIDENTIAL LOTS	9.3%
OUTLOT C	83,850	1.92	HOA	HOA	ACCESS, EMERGENCY, UTILITY & DRAINAGE EASEMENT	11.0%
OUTLOT F	200,534	4.60	HOA	HOA	PUD-B TRACT	26.4%
OUTLOT G	82,630	1.90	PARISH, LLC	PARISH, LLC	MAINTENANCE, ACCESS, UTILITY AND DRAINAGE EASEMENT	10.9%
BLOCK 3 OVERALL	437,669	10.04			PUD-B BLOCK	57.6%
RIGHT-OF-WAY (PUBLIC)	73,513	1.69	PUBLIC	TOWN OF JOHNSTOWN	PUBLIC STREET RIGHT-OF-WAY	9.7%
OVERALL AREA	758,565	17.42			PUD-B SUBDIVISION	100.0%
OPEN SPACE	334,944	7.70			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 ALTA Commitment Order Number FCC25200306, having an effective date of August 15, 2022 at 5:00 P.M. as prepared by Old Republic National Title Insurance Company, to delineate the aforesaid information.

SURVEYOR'S NOTES:

- 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 27111.77' feet with all other bearings contained herein relative thereto.
- The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."
- 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.)

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 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.
- 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 other 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.
- Most of the property is in Flood Zone X, Area of Minimal Flood Hazard with the Southeast portion in the 100 Year Flood Zone A, per FEMA Flood Map No. 08123C1684A 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 April 27, 2022, 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____.


Sheet 1 of 5

PRELIMINARY

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

PROJECT TEAM

OWNER/DEVELOPER:	OWNER:	ENGINEER:	SURVEYOR:
Mountain View Land Developers, LLC 33105 County Road 33 Greeley, Colorado 80634 Andrew J. Gerk as Manager/Member	Parrish LLC 8714 State Highway 60 Johnstown, Colorado 805349 David S. Gilbert as Managing Member/President/CEO	LandOne Engineering LLC 361 71st Avenue Greeley, Colorado 80634 Phone: 970-515-5294 Jeremy Goetsch, PE	Lat40, Inc. Professional Land Surveyors 6250 W. 10th Street, Unit 2 Greeley, Colorado 80634 Phone: 970-515-5294 Jason Allee, PLS



LAT40, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADD UTILITY EASEMENTS SLR	11/3/2022
ADDRESS TOWN COMMENTS SLR	12/21/2022
ADJUST LINEWORK/ADDRESS TOWN COMMENTS	2/24/2023
ADJUST LINEWORK/ADDRESS TOWN COMMENTS	4/5/2023

MOUNTAIN VIEW WEST SUBDIVISION 3RD REPLAT
MOUNTAIN VIEW SUBDIVISION - JOHNSTOWN, CO
MOUNTAIN VIEW LAND DEVELOPERS, LLC
33105 COUNTY ROAD 33
GREELEY, COLORADO 80634

DRAWN BY: SLR	SCALE: AS NOTED	DATE: 10/26/2022
CHECKED BY: JSA	PROJECT #: 2022125REPLAT	SHEET: 1 OF 5

MOUNTAIN VIEW WEST SUBDIVISION THIRD REPLAT

Being a Replat of Lot 2 Block 2, Block 4 and Outlot C of Mountain View West Subdivision Replat Amendment No. 1 and Tract A Block 3, 1st Replat of Block 1 Mountain View West Subdivision Replat,

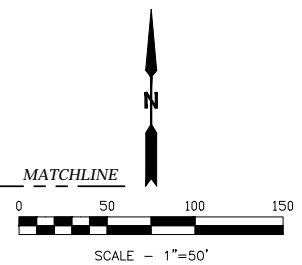
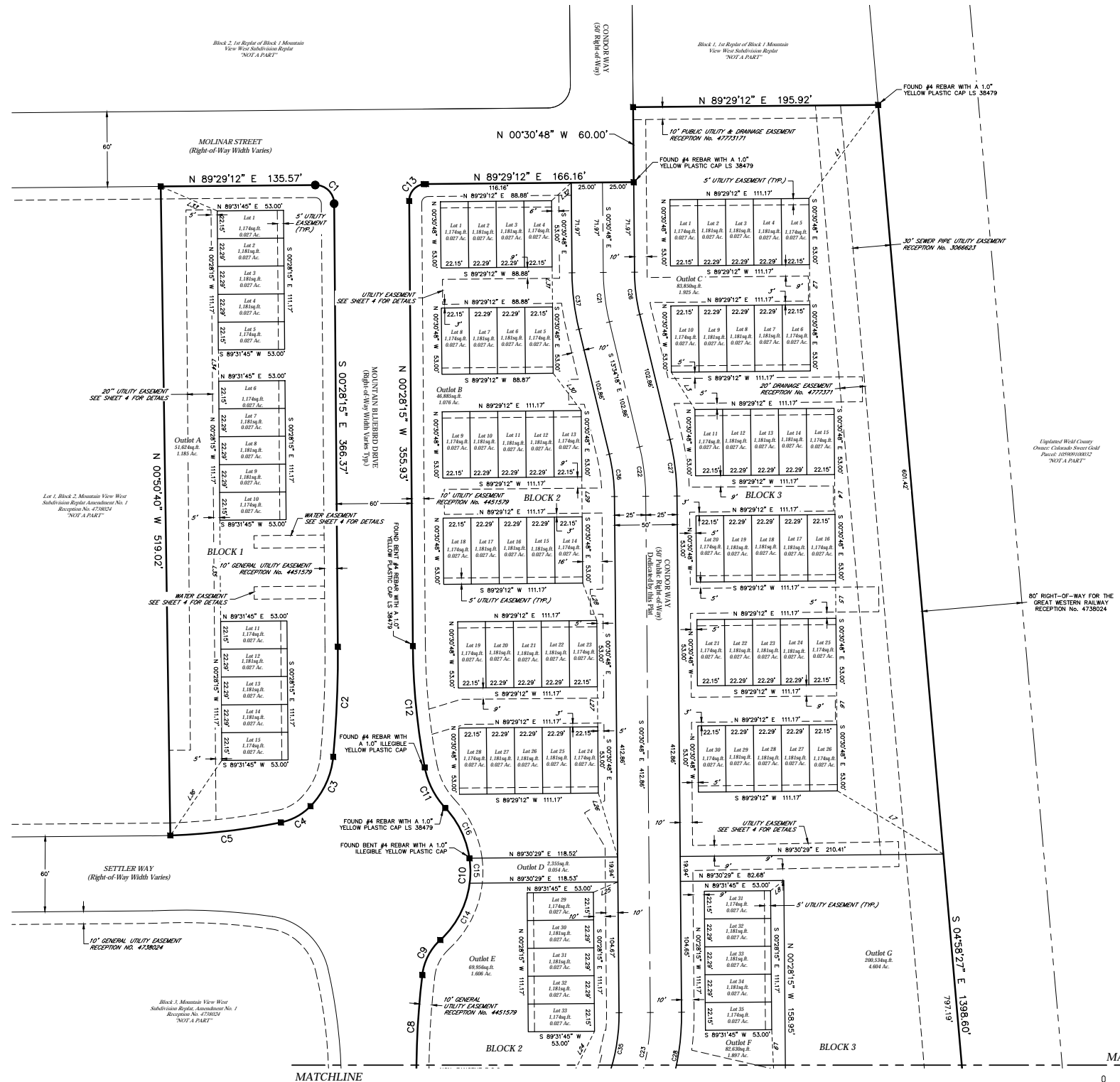
Situate in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado

LINE	BEARING	DISTANCE
L1	S 36°31'42" W	93.02'
L2	S 00°30'48" E	32.00'
L3	S 32°16'05" E	35.28'
L4	S 00°30'48" E	32.00'
L5	S 00°30'48" E	32.00'
L6	S 00°30'48" E	32.00'
L7	S 59°08'59" E	98.66'
L8	S 52°20'05" W	13.41'
L9	S 02°43'36" E	71.63'
L10	S 22°23'19" W	32.00'
L11	S 09°19'43" W	112.81'
L12	S 60°55'51" W	40.91'
L13	S 46°18'04" W	24.26'
L14	S 55°39'31" W	32.00'
L15	S 35°48'17" W	28.55'
L16	N 60°35'49" W	46.69'
L17	S 00°58'37" W	8.93'
L18	N 58°27'06" W	80.54'
L19	S 86°30'40" W	41.53'
L20	N 57°00'31" E	67.96'
L21	N 59°34'35" E	32.07'
L22	N 24°30'45" E	117.61'
L23	N 22°23'19" W	32.00'
L24	S 26°40'27" W	79.54'
L25	S 67°04'54" W	21.23'
L26	N 16°45'35" W	37.30'
L27	N 00°30'48" W	32.00'
L28	N 20°35'16" W	31.94'
L29	N 00°30'48" W	32.00'
L30	N 36°58'13" W	37.30'
L31	N 00°30'48" W	32.00'
L32	N 47°31'13" E	21.30'
L33	S 66°34'25" E	49.29'
L34	S 00°28'15" E	25.00'
L35	S 00°28'15" E	81.00'
L36	S 34°25'50" W	72.70'

LEGEND

- SURVEYED BOUNDARY LINE
- INCLUSIVE LOT LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL LINE
- APPROXIMATE FLOOD ZONE DELINEATION
- SURVEY TIE 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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.57'	15.00'	90°02'33"	S 45°29'31" E	21.22'
C2	88.18'	870.32'	5°48'19"	S 02°23'53" W	88.14'
C3	44.29'	65.50'	38°44'48"	S 24°40'26" W	43.46'
C4	27.40'	45.46'	34°32'21"	S 61°19'01" W	26.99'
C5	89.07'	544.00'	9°22'51"	S 83°16'37" W	88.97'
C6	248.13'	270.00'	52°39'16"	N 27°18'15" E	239.49'
C7	223.26'	300.00'	54°08'12"	N 26°14'47" E	272.88'
C8	83.98'	649.72'	7°24'20"	N 03°13'51" E	83.92'
C9	32.11'	45.50'	40°26'20"	N 27°09'11" E	31.45'
C10	117.50'	74.50'	90°22'01"	N 02°17'20" E	105.70'
C11	36.86'	65.50'	32°14'48"	N 26°52'16" W	36.38'
C12	97.58'	544.03'	10°16'37"	N 05°36'34" W	97.45'
C13	21.20'	13.50'	89°57'23"	N 44°30'27" E	19.08'
C14	52.24'	74.50'	40°10'58"	N 27°17'08" E	51.17'
C15	20.00'	74.50'	15°23'03"	N 00°29'37" W	19.94'
C16	45.26'	74.50'	34°48'31"	N 25°55'24" W	44.57'
C17	561.85'	595.00'	54°06'12"	N 26°34'51" E	541.20'
C18	307.60'	595.00'	29°37'13"	N 48°49'21" E	304.18'
C19	63.87'	595.00'	6°09'01"	N 20°56'14" E	63.84'
C20	190.38'	595.00'	18°19'58"	N 08°21'44" E	189.57'
C21	39.88'	175.00'	13°03'30"	S 07°02'33" E	39.80'
C22	39.88'	175.00'	13°03'30"	S 07°02'33" E	39.80'
C23	69.95'	175.00'	22°54'07"	S 10°56'16" W	69.49'
C24	58.07'	100.00'	33°16'12"	S 39°01'25" W	57.29'
C25	96.29'	100.00'	55°10'21"	S 83°14'41" W	92.62'
C26	34.19'	150.00'	13°03'30"	S 07°02'33" E	34.11'
C27	45.58'	200.00'	13°03'30"	S 07°02'33" E	45.48'
C28	79.94'	200.00'	22°54'07"	S 10°56'16" W	79.41'
C29	72.58'	125.00'	33°16'12"	S 39°01'25" W	71.57'
C30	120.37'	125.00'	55°10'21"	S 83°14'41" W	115.77'
C31	25.04'	270.00'	5°18'46"	N 18°10'34" E	25.03'
C32	25.04'	270.00'	5°18'46"	N 18°10'34" E	25.03'
C33	72.22'	75.00'	55°10'21"	S 83°14'41" W	69.46'
C34	43.55'	75.00'	33°16'12"	S 39°01'25" W	42.94'
C35	59.96'	150.00'	22°54'07"	S 10°56'16" W	59.50'
C36	34.19'	150.00'	13°03'30"	S 07°02'33" E	34.11'
C37	45.58'	200.00'	13°03'30"	S 07°02'33" E	45.48'
C38	68.53'	270.00'	14°32'35"	N 08°14'54" E	68.35'
C39	129.52'	270.00'	27°29'09"	N 39°53'18" E	128.29'



Sheet 2 of 5
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 Jason S. Allee—On behalf of Lat40°, Inc.
 Colorado Licensed Professional
 Land Surveyor No. 38479

LAT 40°
 Professional Land Surveyors
 6250 W. 10th Street, Unit 2
 Greeley, CO 80634
 O: 970-515-5294

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 MOUNTAIN VIEW LAND DEVELOPERS, LLC
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 GREELEY, COLORADO 80634

DRAWN BY: SLR
 CHECKED BY: JSA
 SCALE: AS NOTED
 PROJECT #: 202125REPLAT
 DATE: 10/26/2022
 SHEET: 2 OF 5

MOUNTAIN VIEW WEST SUBDIVISION THIRD REPLAT

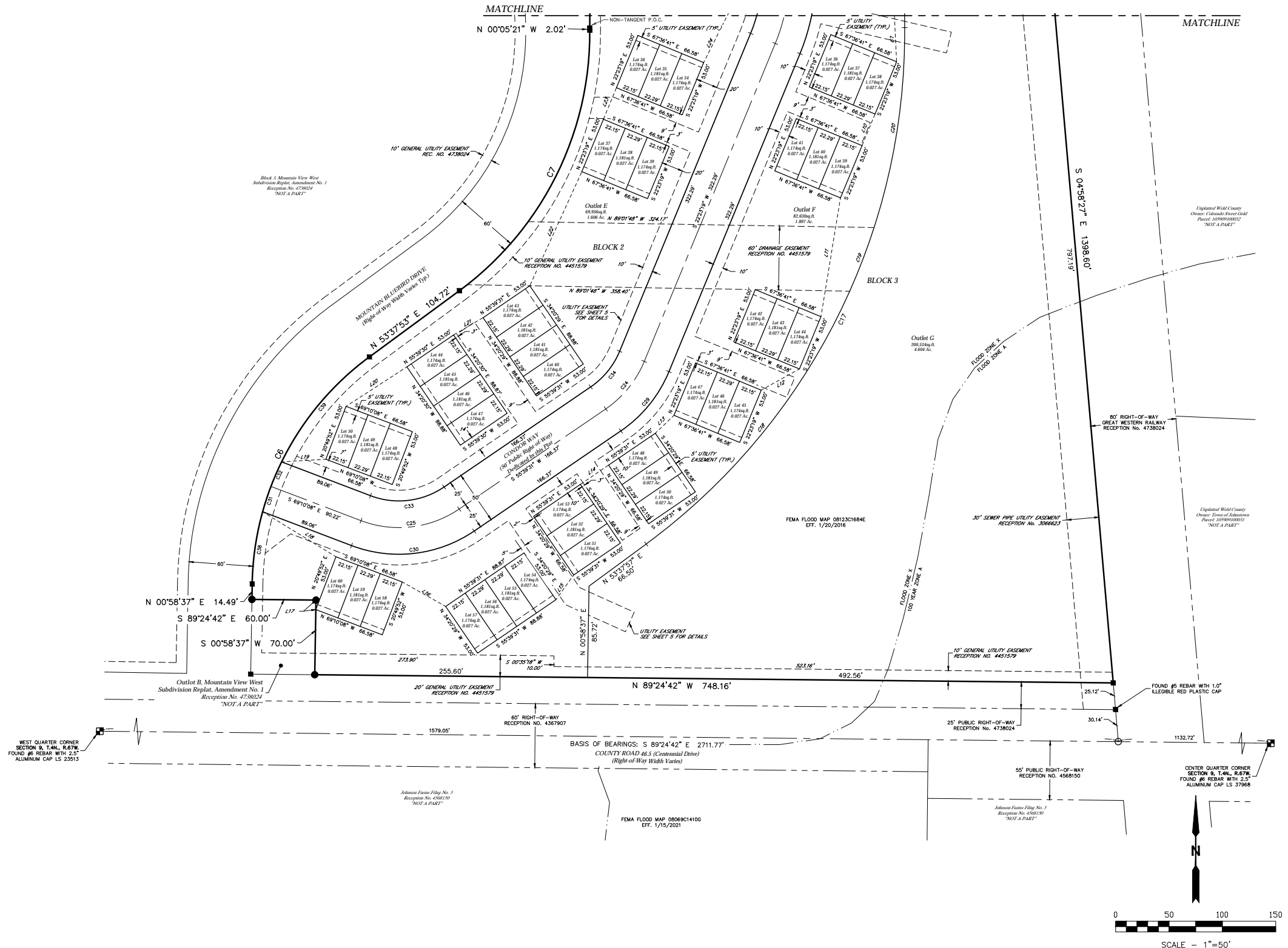
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LEGEND

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L16	N 60°32'49" W	46.62'
L17	S 00°58'37" W	8.93'
L18	N 58°27'06" W	80.54'
L19	S 86°30'40" W	41.53'
L20	N 5°00'31" E	67.96'
L21	N 59°34'55" E	32.07'
L22	N 24°30'45" E	117.61'
L23	N 22°23'19" E	32.00'
L24	S 26°40'27" W	79.54'
L25	S 67°04'54" W	21.23'
L26	N 16°49'35" W	53.40'
L27	N 00°30'48" W	32.00'
L28	N 20°38'18" W	31.94'
L29	N 00°30'48" W	32.00'
L30	N 36°58'34" W	37.30'
L31	N 00°30'48" W	32.00'
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L33	S 66°34'25" E	49.29'
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C4	27.40'	45.46'	34°32'21"	S 61°19'01" W	26.99'
C5	69.07'	544.00'	3°22'51"	S 63°16'37" W	68.97'
C6	248.13'	270.00'	52°59'16"	N 27°18'15" E	238.49'
C7	283.28'	300.00'	54°06'12"	N 26°34'47" E	272.88'
C8	83.98'	649.72'	7°24'20"	N 03°13'51" E	83.92'
C9	32.11'	45.50'	40°26'20"	N 27°09'11" E	31.45'
C10	117.50'	74.50'	90°22'01"	N 02°11'20" E	105.70'
C11	36.86'	65.50'	32°14'48"	N 26°52'16" W	36.38'
C12	97.58'	544.03'	10°16'37"	N 65°36'34" W	97.45'
C13	21.00'	13.50'	89°57'23"	N 44°30'57" E	19.08'
C14	52.24'	74.50'	40°10'26"	N 27°17'08" E	51.17'
C15	20.00'	74.50'	15°23'03"	N 00°29'37" W	19.94'
C16	45.26'	74.50'	34°49'51"	N 25°35'24" W	44.57'
C17	561.85'	595.00'	54°06'12"	N 26°34'51" E	541.20'
C18	307.60'	595.00'	29°37'13"	N 38°49'21" E	304.18'
C19	63.87'	595.00'	6°09'01"	N 20°56'14" E	63.84'
C20	190.38'	595.00'	18°19'58"	N 08°41'44" E	185.57'
C21	39.88'	175.00'	13°03'30"	S 07°02'33" E	39.80'
C22	39.88'	175.00'	13°03'30"	S 07°02'33" E	39.80'
C23	69.95'	175.00'	22°54'07"	S 10°56'16" W	69.49'
C24	58.07'	100.00'	33°16'12"	S 39°01'25" W	57.25'
C25	96.29'	100.00'	55°10'21"	S 83°14'41" W	92.62'
C26	34.19'	150.00'	13°03'30"	S 07°02'33" E	34.11'
C27	45.58'	200.00'	13°03'30"	S 07°02'33" E	45.48'
C28	79.94'	200.00'	22°54'07"	S 10°56'16" W	79.41'
C29	72.58'	125.00'	33°16'12"	S 39°01'25" W	71.57'
C30	120.37'	125.00'	55°10'21"	S 83°14'41" W	115.77'
C31	25.04'	270.00'	5°18'46"	N 18°10'34" E	25.03'
C32	25.04'	270.00'	5°18'46"	N 23°29'20" E	25.03'
C33	72.22'	75.00'	55°10'21"	S 83°14'41" W	69.46'
C34	43.55'	75.00'	33°16'12"	S 39°01'25" W	42.94'
C35	59.96'	150.00'	22°54'07"	S 10°56'16" W	59.58'
C36	34.19'	150.00'	13°03'30"	S 07°02'33" E	34.11'
C37	45.58'	200.00'	13°03'30"	S 07°02'33" E	45.48'
C38	68.53'	270.00'	14°32'45"	N 08°14'44" E	68.38'
C39	129.52'	270.00'	27°29'09"	N 39°53'18" E	128.29'



PRELIMINARY

Sheet 3 of 5
Jason S. Allee-On behalf of Lat40, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479

LAT 40
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADD UTILITY EASEMENTS	SLR 11/3/2022
ADDRESS TOWN COMMENTS	SLR 12/21/2022
ADJUST LINENWORK/ADDRESS TOWN COMMENTS	2/23/2023
ADJUST LINENWORK/ADDRESS TOWN COMMENTS	4/5/2023

MOUNTAIN VIEW WEST SUBDIVISION 3RD REPLAT
MOUNTAIN VIEW SUBDIVISION - JOHNSTOWN, CO
MOUNTAIN VIEW LAND DEVELOPERS, LLC
33105 COUNTY ROAD 33
GREELEY, COLORADO 80634

DRAWN BY: SLR
CHECKED BY: JSA
SCALE: AS NOTED
PROJECT #: 2022125REPLAT
DATE: 10/26/2022
SHEET: 3 OF 5

MOUNTAIN VIEW WEST SUBDIVISION THIRD REPLAT

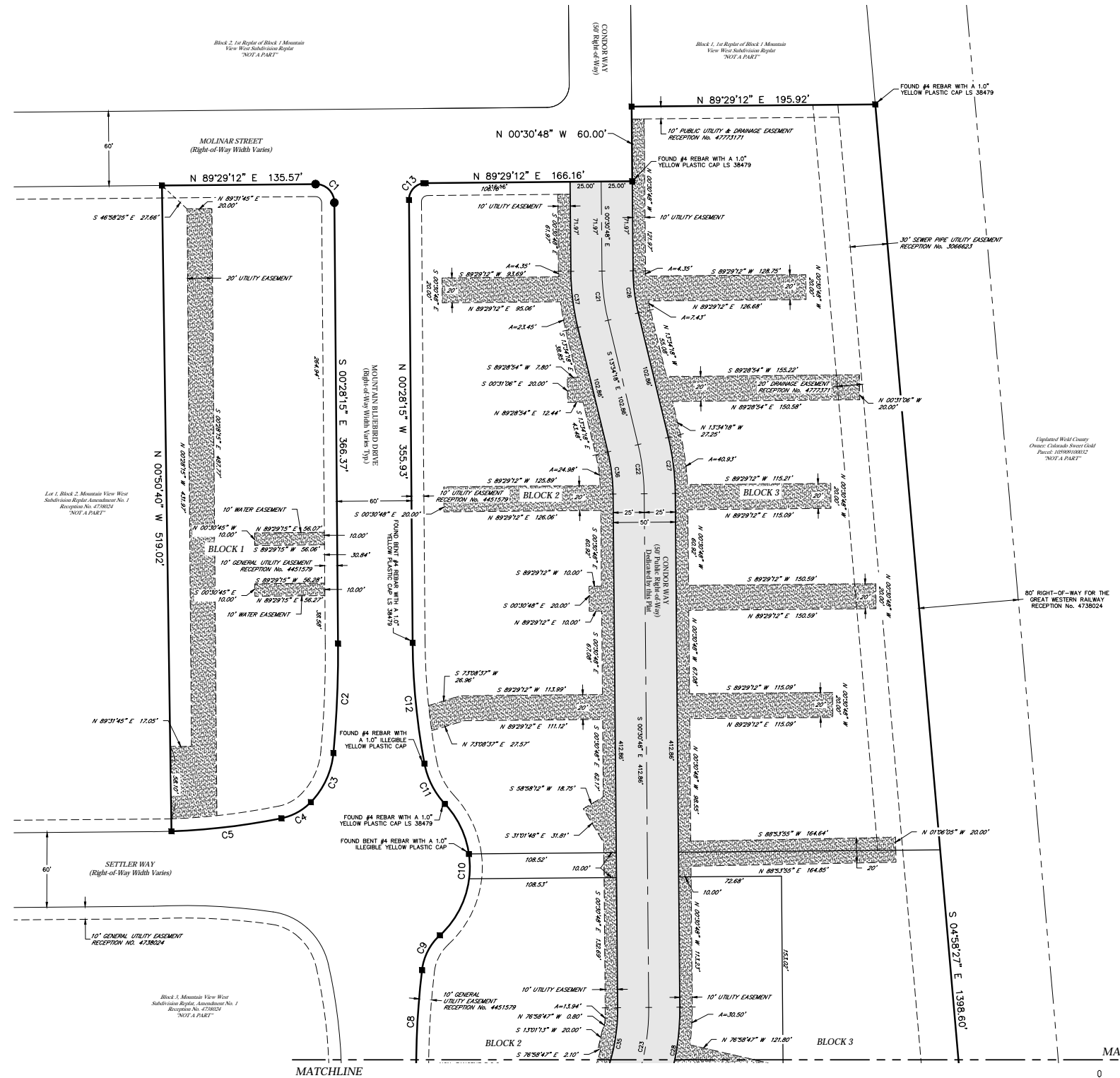
Being a Replat of Lot 2 Block 2, Block 4 and Outlot C of Mountain View West Subdivision Replat Amendment No. 1 and Tract A Block 3, 1st Replat of Block 1 Mountain View West Subdivision Replat,

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

LEGEND

	SURVEYED BOUNDARY LINE
	INCLUSIVE LOT LINE
	EASEMENT LINE
	SECTION LINE
	RIGHT-OF-WAY
	CENTERLINE
	ADJACENT PARCEL LINE
	APPROXIMATE FLOOD ZONE DELINEATION
	SURVEY TIE LINE
	DEDICATED RIGHT-OF-WAY
	DEDICATED UTILITY EASEMENT
	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

CURVE	ARC LENGTH	RADIUS	CURVE TABLE		CHORD BEARING	CHORD LENGTH
			DELTA ANGLE	CHORD BEARING		
C1	23.57	15.00	90°22'53"	S 45°29'51" E	21.22	
C2	86.19	870.32	5°48'19"	S 02°23'53" W	85.14	
C3	44.29	65.50	38°44'48"	S 24°40'26" W	43.46	
C4	27.40	45.46	34°32'21"	S 61°19'01" W	26.99	
C5	69.07	544.00	9°22'51"	S 83°16'57" W	68.97	
C6	248.13	270.00	52°39'16"	N 27°18'15" E	239.49	
C7	283.28	300.00	54°06'12"	N 26°34'47" E	272.88	
C8	83.98	649.72	7°24'20"	N 03°13'51" E	83.97	
C9	32.11	45.50	40°28'20"	N 27°09'11" E	31.45	
C10	117.50	74.50	90°22'01"	N 02°11'20" E	105.70	
C11	36.86	65.50	32°14'48"	N 26°52'16" W	36.38	
C12	97.58	544.03	10°16'37"	N 05°36'54" W	97.45	
C13	21.00	13.50	89°57'23"	N 44°30'27" E	19.08	
C14	52.24	74.50	40°10'26"	N 27°17'08" E	51.17	
C15	20.00	74.50	15°23'03"	N 00°29'37" W	19.94	
C16	45.26	74.50	34°48'01"	N 25°52'24" W	44.57	
C17	561.85	595.00	54°06'12"	N 26°34'51" E	541.20	
C18	307.60	595.00	29°37'13"	N 38°49'21" E	304.18	
C19	63.87	595.00	6°09'01"	N 20°56'14" E	63.84	
C20	180.36	595.00	18°19'48"	N 08°41'44" E	180.77	
C21	39.88	175.00	13°03'30"	S 07°02'33" E	39.80	
C22	39.88	175.00	13°03'30"	S 07°02'33" E	39.80	
C23	69.89	175.00	22°54'07"	S 10°56'16" W	69.49	
C24	58.07	100.00	33°16'12"	S 39°01'25" W	57.25	
C25	96.29	100.00	55°10'21"	S 83°14'41" W	92.62	
C26	34.19	150.00	13°03'30"	S 07°02'33" E	34.11	
C27	45.58	200.00	13°03'30"	S 07°02'33" E	45.48	
C28	79.94	200.00	22°54'07"	S 10°56'16" W	79.41	
C29	72.58	125.00	33°16'12"	S 39°01'25" W	71.57	
C30	120.37	125.00	55°10'21"	S 83°14'41" W	115.77	
C31	25.04	270.00	5°18'46"	N 18°10'34" E	25.03	
C32	25.04	270.00	5°18'46"	N 18°10'34" E	25.03	
C33	72.22	75.00	55°10'21"	S 83°14'41" W	69.46	
C34	43.55	75.00	33°16'12"	S 39°01'25" W	42.94	
C35	59.96	150.00	22°54'07"	S 10°56'16" W	59.56	
C36	34.19	150.00	13°03'30"	S 07°02'33" E	34.11	
C37	45.58	200.00	13°03'30"	S 07°02'33" E	45.48	
C38	68.53	270.00	14°32'35"	N 08°14'54" E	68.35	
C39	129.52	270.00	27°29'09"	N 39°53'18" E	128.29	



Sheet 4 of 5
PRELIMINARY
 Jason S. Allee-On behalf of Lat40°, Inc.
 Colorado Licensed Professional
 Land Surveyor No. 38479

LAT 40°
 Professional Land Surveyors
 6250 W. 10th Street, Unit 2
 Greeley, CO 80634
 O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADD UTILITY EASEMENTS	SLR 11/3/2022
ADDRESS TOWN COMMENTS	SLR 12/21/2022
ADJUST LINWORK/ADDRESS TOWN COMMENTS	2/23/2023
ADJUST LINWORK/ADDRESS TOWN COMMENTS	4/5/2023

MOUNTAIN VIEW WEST SUBDIVISION 3RD REPLAT
 MOUNTAIN VIEW SUBDIVISION - JOHNSTOWN, CO
 MOUNTAIN VIEW LAND DEVELOPERS, LLC
 33105 COUNTY ROAD 33
 GREELEY, COLORADO 80634

DRAWN BY: SLR	SCALE: AS NOTED	DATE: 10/26/2022
CHECKED BY: JSA	PROJECT #: 2022125REPLAT	SHEET: 4 OF 5

MOUNTAIN VIEW WEST SUBDIVISION THIRD REPLAT

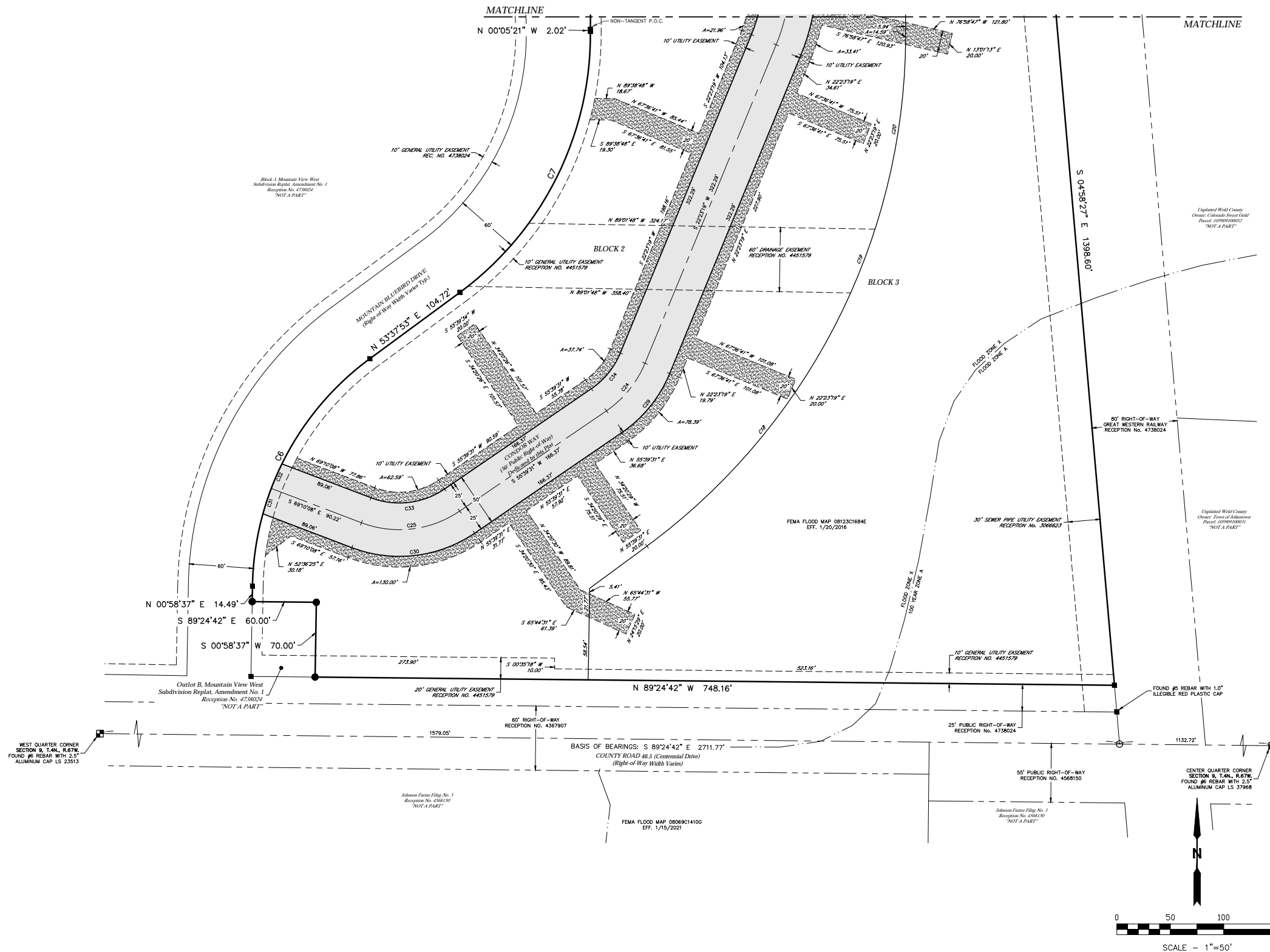
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Situate in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado

LEGEND

	SURVEYED BOUNDARY LINE
	INCLUSIVE LOT LINE
	EASEMENT LINE
	SECTION LINE
	RIGHT-OF-WAY
	CENTERLINE
	ADJACENT PARCEL LINE
	APPROXIMATE FLOOD ZONE DELINEATION
	SURVEY TIE LINE
	DEDICATED RIGHT-OF-WAY
	DEDICATED UTILITY EASEMENT
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	SET 24" OF #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479
	CALCULATED POSITION

CURVE	ARC LENGTH	RADIUS	CURVE TABLE		CHORD BEARING	CHORD LENGTH
			DELTA ANGLE	CHORD BEARING		
C1	23.57	15.00	90°02'33"	S 45°29'31" E	21.22	
C2	88.18	870.32	5°48'19"	S 02°23'33" W	88.14	
C3	44.29	65.50	38°44'48"	S 24°02'26" W	43.46	
C4	27.40	45.46	34°32'21"	S 61°19'01" W	26.99	
C5	89.07	544.00	9°22'51"	S 83°16'37" W	88.97	
C6	248.13	270.00	24°39'16"	N 27°18'15" E	239.49	
C7	283.78	300.00	54°06'12"	N 26°34'47" E	272.88	
C8	83.98	649.72	7°24'20"	N 03°13'51" E	83.92	
C9	32.11	45.50	40°26'20"	N 27°09'11" E	31.45	
C10	117.50	74.50	90°22'01"	N 02°11'20" E	105.70	
C11	36.86	65.50	32°14'48"	N 26°52'16" W	36.38	
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C26	34.19	150.00	13°03'30"	S 07°02'33" E	34.11	
C27	45.58	200.00	13°03'30"	S 07°02'33" E	45.48	
C28	79.94	200.00	22°54'07"	S 10°56'16" W	79.41	
C29	72.58	125.00	33°16'12"	S 39°01'25" W	71.57	
C30	120.37	125.00	55°10'21"	S 83°14'41" W	115.77	
C31	25.04	270.00	5°18'46"	N 16°10'34" E	25.03	
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C33	72.22	75.00	55°10'21"	S 83°14'41" W	69.46	
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C38	68.53	270.00	14°32'35"	N 08°14'54" E	68.35	
C39	129.52	270.00	27°29'09"	N 38°53'18" E	128.29	



PRELIMINARY

Sheet 5 of 5
Jason S. Allee—On behalf of Lat40, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479

LAT 40
LAT40, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADD UTILITY EASEMENTS	SLR 11/3/2022
ADDRESS TOWN COMMENTS	SLR 12/21/2022
ADJUST LINEWORK/ADDRESS TOWN COMMENTS	2/24/2023
ADJUST LINEWORK/ADDRESS TOWN COMMENTS	4/5/2023

MOUNTAIN VIEW WEST SUBDIVISION 3RD REPLAT
MOUNTAIN VIEW SUBDIVISION - JOHNSTOWN, CO
MOUNTAIN VIEW LAND DEVELOPERS, LLC
33105 COUNTY ROAD 33
GREELEY, COLORADO 80634

DRAWN BY: SLR
CHECKED BY: JSA
SCALE: AS NOTED
PROJECT #: 2022125REPLAT
DATE: 10/26/2022
SHEET: 5 OF 5

