

Rec. #2013012661

02/06/2013 05:30:00 PM

County of Jefferson

State of Colorado

#51.00

**HAWTHORN SUBDIVISION**

A SUBDIVISION OF LAND LOCATED IN THE E 1/2 OF SECTION 9 & THE W 1/2 OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 1 OF 5

CASE NO. 12-104059PF

MAP NO. 104

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED BELOW, HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, PUBLIC STREETS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF HAWTHORN SUBDIVISION, AND DO, BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPELSION, GRANT, DEDICATE, AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE, TRACTS A, B, C, F, G AND H, AND ALL STREETS TOGETHER WITH ALL APPURTENANCES THERE TO FOR PUBLIC USE AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON ALL EASEMENTS AS SHOWN HEREON OR AS DESCRIBED IN NOTE 15.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASES OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 BEARS

S 00°07'56" W AND IS MONUMENTED AS FOLLOWS:

—THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 BEING A FOUND 3.25"

—THE WEST QUARTER CORNER OF SECTION 10 BEING A FOUND 3.25" MON. REC. DATED 10/21/98.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10;

THENCE S 89°57'48" E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 A DISTANCE OF 654.42 FEET TO THE NORTHWEST CORNER OF NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2, A SUBDIVISION RECORDED AT RECEPTION NUMBER F0785680;

THENCE S 00°04'43" W ALONG THE WESTERLY LINE OF SAID NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2 AND NORTH TABLE MOUNTAIN VILLAGE FILING NO. 1, A SUBDIVISION RECORDED AT RECEPTION NUMBER F0561532 A DISTANCE OF 2808.46 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST AND AVE.;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

1. S 89°34'16" W A DISTANCE OF 490.78 FEET;
2. N 00°07'56" W A DISTANCE OF 11.91 FEET;
3. S 89°34'56" W A DISTANCE OF 162.45 FEET;
4. N 00°07'56" W A DISTANCE OF 11.91 FEET;
5. N 89°40'05" W A DISTANCE OF 404.84 FEET;
6. N 00°07'56" W A DISTANCE OF 10.00 FEET;

THENCE S 84°34'45" W A DISTANCE OF 234.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 93;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 93 THE FOLLOWING ELEVEN (11) COURSES:

1. N 89°22'48" E A DISTANCE OF 268.34 FEET;
2. N 00°07'56" W A DISTANCE OF 102.04 FEET;
3. N 08°02'21" E A DISTANCE OF 99.81 FEET;
4. N 08°15'11" W A DISTANCE OF 104.61 FEET;
5. N 08°23'42" E A DISTANCE OF 500.00 FEET;
6. N 08°23'42" E A DISTANCE OF 500.00 FEET;
7. N 15°02'51" E A DISTANCE OF 590.51 FEET;
8. N 10°53'27" E A DISTANCE OF 590.51 FEET;
9. N 11°40'01" E A DISTANCE OF 247.80 FEET;
10. N 12°22'25" E A DISTANCE OF 92.87 FEET;
11. N 04°53'23" E A DISTANCE OF 233.89 FEET;

THENCE N 88°53'20" E A DISTANCE OF 250.75 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,984.977 S.F. OR 68.6256 ACRES MORE OR LESS.

**COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER:**

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S. AS AMENDED, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID COUNTY, CERTIFYING THAT:

(A) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER 201004557 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVING AUTHORITIES, OR THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S. AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER 201004557 OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATIONS; AND

(B) THE APPLICABLE SPECIAL DISTRICT OR SERVING AUTHORITY HAS CERTIFIED IN WRITING TO THE COUNTY OF JEFFERSON THAT ALL NECESSARY WATER TAPS NEEDED TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE HAVE OR WILL, IN FACT BE ISSUED BY SUCH DISTRICT OR AUTHORITY;

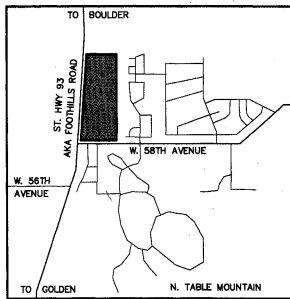
(C) A COMPACTION REPORT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON WHICH SHOWS CONFORMANCE TO THE APPLICABLE GRADING REQUIREMENTS IN ACCORDANCE WITH THE JEFFERSON COUNTY LAND DEVELOPMENT REGULATION.

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF BLOCK 1, LOTS 88 TO 91, 106 AND 107, 123 TO 132, 136 TO 146; BLOCK 2, LOTS 1 TO 22 & 25; BLOCK 3, LOTS 1 TO 14; BLOCK 4, LOTS 1 TO 14 IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, UNTIL SUCH TIME AS THE FOLLOWING HAS BEEN ACCOMPLISHED:

1. A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS BEEN SUBMITTED TO JEFFERSON COUNTY;

2. A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED BY THE COUNTY OF JEFFERSON, SIGNIFYING THAT THE LETTER OF MAP REVISION IS CONSISTENT WITH THE FLOODPLAIN REPORT AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IN CONNECTION WITH THIS PLAT OF HAWTHORN SUBDIVISION.

A BUILDING PERMIT MAY BE ISSUED FOR UP TO 5 HOMES TO BE DESIGNATED AS "SHOW HOMES" WITHOUT COMPLETING PUBLIC IMPROVEMENTS OR OBTAINING THE NECESSARY WATER TAPS PROVIDED NEITHER THE SUBDIVIDER, ANY HOLDERS OF DEEDS OF TRUST NOR ANY OTHER PERSON SHALL BE PERMITTED TO SELL, OFFER TO SELL, LEASE, RENT, CONVEY, TRANSFER, OR ASSIGN ANY SUCH HOME(S), LOT(S), OR TRACT(S) OR TO OCCUPY AS A DWELLING OR A PERMANENT OFFICE ANY PORTION OF SUCH HOME(S) PRIOR TO THE GRANTING BY THE COUNTY OF A CERTIFICATE OF COMPLIANCE FOR SUCH LOT(S) OR TRACT(S). ALL FINAL INSPECTIONS BY THE BUILDING DEPARTMENT MUST BE COMPLETED AND A COMPACTION REPORT SUBMITTED BY THE SUBDIVIDER PRIOR TO ANY USE OF A HOME AND PRIOR TO ISSUANCE OF A BUILDING PERMIT. IN ADDITION, AS PART OF THE BUILDING DEPARTMENT'S FINAL INSPECTION, THE SUBDIVIDER SHALL DEMONSTRATE THAT ALL REQUIRED FIRE HYDRANTS HAVE BEEN INSTALLED AND ARE OPERATIONAL. THE SUBDIVIDER AND HOLDERS OF DEEDS OF TRUST AGREE AND PROMISE TO FOREVER RELEASE, HOLD HARMLESS, AND INDEMNIFY THE COUNTY OF JEFFERSON, STATE OF COLORADO, ITS ELECTED OFFICIALS, EMPLOYEES, AND AGENTS FROM AND AGAINST, CLAIM, DAMAGES OR OTHER LEGAL LIABILITY, INCLUDING COSTS AND ATTORNEY'S FEES ARISING EITHER DIRECTLY OR INDIRECTLY OUT OF THE CONSTRUCTION OF ANY SUCH HOME(S) OR THE USE OF ANY SUCH HOME(S). THE SUBDIVIDER HEREBY ACKNOWLEDGES AND AGREES THAT A DOCUMENT WILL BE RECORDED IN JEFFERSON COUNTY UPON ISSUANCE OF A BUILDING PERMIT FOR A SHOW HOME(S) THAT WILL CONTAIN RESTRICTIONS SET FORTH HEREIN.



OWNER/SUBDIVIDER:  
LENNAR COLORADO LLC, A COLORADO LIMITED LIABILITY COMPANY

By: Russell Candell, Vice President

By: Kristi Ballen

**ACKNOWLEDGMENT:**

STATE OF COLORADO

COUNTY OF JEFFERSON

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT, AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 16 DAY OF January, 2013, BY Russell Candell, AS VICE PRESIDENT OF Lennar Colorado LLC, A COLORADO LIMITED LIABILITY COMPANY, AND Kristi Ballen, AS SECRETARY OF SAID COMPANY.

WITNESS MY HAND AND SEAL Donnell M. Guy  
MY COMMISSION EXPIRES 4/21/2014

**SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER H. MCELVAIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF HAWTHORN SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION, ON OR ABOUT THE 4TH DAY OF NOVEMBER 2011, AND THAT THE ACCOMPANYING PLAT, ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

CHRISTOPHER H. MCELVAIN  
COLORADO REGISTERED LAND SURVEYOR 36561  
FOR AND ON BEHALF OF KT ENGINEERING, LLC.

**TITLE COMPANY CERTIFICATE:**

I, Doreen W. Hore, AS AUTHORIZED AGENT OF THE UNDERSIGNED TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN ON THIS PLAT, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT NO. 233898, ISSUED BY Fidelity National Title Insurance WITH AN EFFECTIVE DATE OF January 16, 2013.

AS AUTHORIZED AGENT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

**REVIEW CERTIFICATE:**

REVIEWED BY JEFFERSON COUNTY PUBLIC HEALTH THIS 23rd DAY OF January, 2013

REVIEWED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 23 DAY OF January, 2013

**ACCEPTANCE CERTIFICATE:**

THE FOREGOING PLAT IS APPROVED FOR FILING, AND CONVEYANCE OF THE STREETS, TRACTS A, B, C, F, G AND H AND EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS DAY OF January, 2013. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS/ROADS AND PUBLIC WAYS ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE DEVELOPER AS ACCEPTED BY THE COUNTY.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK

CLERK AND RECORDER CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 16 DAY OF January, 2013.

By: Donnell M. Guy  
COUNTY CLERK AND RECORDER

By: Donnell M. Guy  
DEPUTY CLERK

PROVIDED, HOWEVER, THAT A CONVEYANCE, SALE, OR TRANSFER OF BLOCK 1, LOTS 88 TO 91, 106 AND 107, 123 TO 132, 136 TO 146; BLOCK 2, LOTS 1 TO 22 & 25; BLOCK 3, LOTS 1 TO 14; BLOCK 4, LOTS 1 TO 14 OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE ABOVE PROVISIONS WHERE THE SUBDIVIDER(S) AND THE PROPOSED TRANSFERREE, WHO MUST ALSO QUALIFY AS "A SUBDIVIDER" UNDER THE PROVISIONS OF SECTION 30-28-137, C.R.S. AS DEFINED IN SECTION 30-28-101 (9), C.R.S., AND THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY HAVE EXECUTED AN AMENDMENT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT WHEREBY THE TRANSFEREE SUBDIVIDER AGREES TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER.

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISIONS OF SECTION 30-28-137, C.R.S. AS AMENDED.

APPROVED, COVENANTED AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS 16 DAY OF January, 2013.

**DIPPING BEDROCK:**

PUBLIC NOTICE IS HEREBY GIVEN THAT A PORTION OR ALL OF THIS SITE IS LOCATED WITHIN THE DIPPING BEDROCK OVERLAY DISTRICT AS DEFINED IN THE JEFFERSON COUNTY ZONING RESOLUTION. THIS DISTRICT PRESENTS AN UNUSUAL GEOLOGIC HAZARD WITH THE POTENTIAL FOR SEVERE DIFFERENTIAL HEAVING OF BEDROCK THAT CAN RESULT IN FOUNDATION, BURIED UTILITY AND CONCRETE FLATWORK MOVEMENT. THIS SITE WAS PLATTED IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN THE JEFFERSON COUNTY ZONING RESOLUTION AND LAND DEVELOPMENT REGULATION IN EFFECT AT THE TIME OF PLATTING.

**EXPANSIVE SOILS PLAT RESTRICTION:**

PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL CERTIFY TO THE COUNTY THE FOLLOWING:

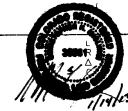
1. THAT A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

2. THAT PROPER SUBSURFACE DRAINAGE HAS BEEN DESIGNED FOR THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

3. THAT THE PLANS SUBMITTED TO THE JEFFERSON COUNTY BUILDING DEPARTMENT HAVE BEEN REVIEWED AND/OR PREPARED BY THE SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS 1. AND 2. ABOVE.

4. THAT THOSE LOTS IDENTIFIED BY ☒ HAVE A MINIMUM OF 12 FEET OF SEPARATION BETWEEN FOUNDATION AND TOP OF BEDROCK.

BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.



REVISIONS  
07/08/12 KPT  
10.11.12 CHM  
10.6.12 CHM  
10.21.12 CHM  
11.5.12 CHM

**KT**  
ENGINEERING  
PO BOX 740887  
ARVADA, CO 80006  
PHONE 303-440-9947  
C:\HAWTHORN\HAWTHORN\_PLAT

## HAWTHORN SUBDIVISION

A SUBDIVISION OF LAND LOCATED IN THE E 1/2 OF SECTION 9 & THE W 1/2 OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO

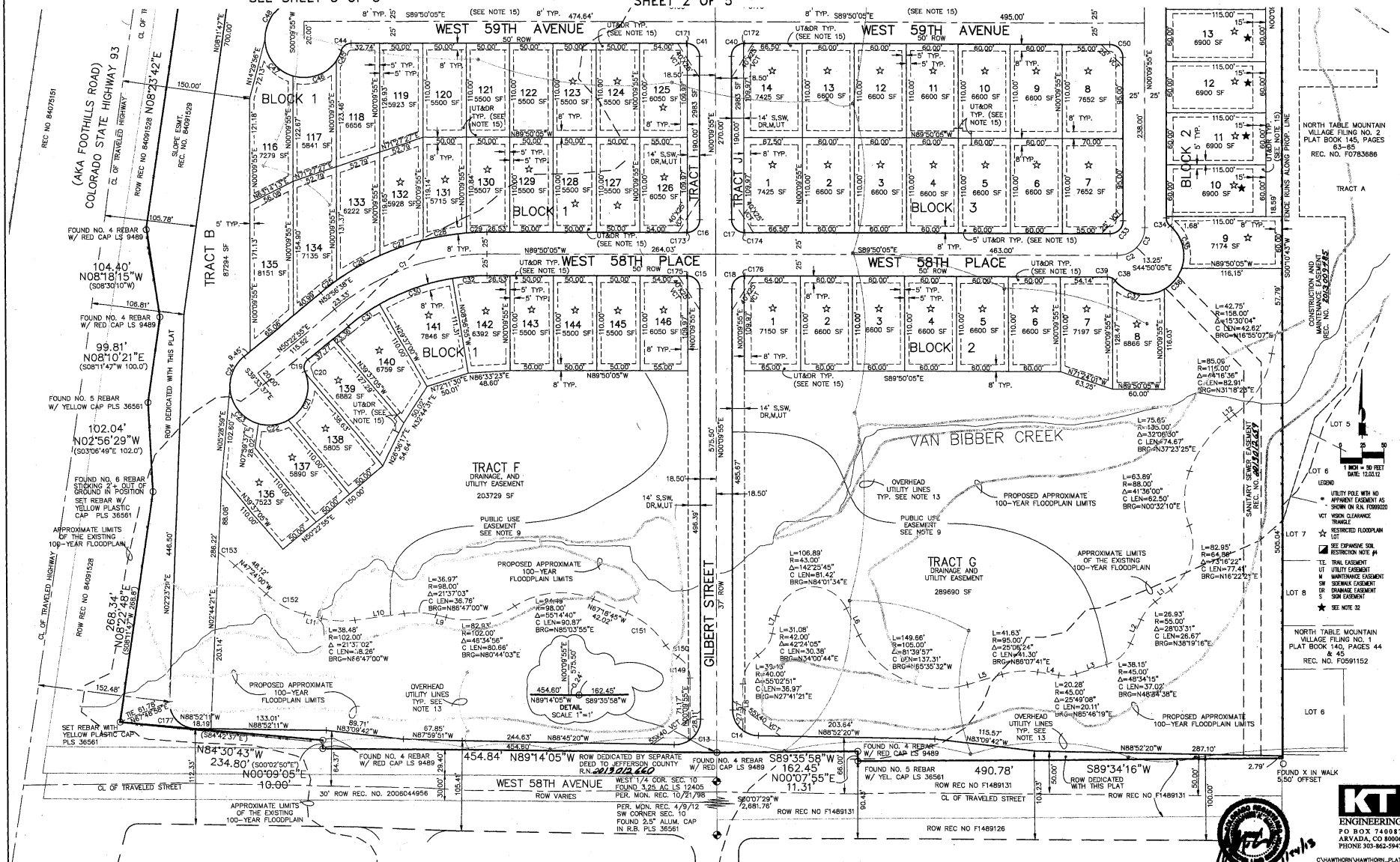
CASE NO. 12-104059PF

MAP NO. 104

SEE SHEET 3 OF 5

SHEET 2 OF 5

SEE SHEET 3 OF 5



## HAWTHORN SUBDIVISION

A SUBDIVISION OF LAND LOCATED IN THE E 1/2 OF SECTION 9 & THE W 1/2 OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NO. 12-104059PF

MAP NO: 104

SEE SHEET 4 OF 5

SHEET 3 OF 5

SEE SHEET 4 OF 5

SEE SHEET 2 OF 5

SEE SHEET 2 OF 5



- LEGEND**
- UTILITY POLE WITH NO APPARENT EASEMENT AS SHOWN ON R/L F088900
  - VCT VISION CLEARANCE TRIANGLE
  - ☆ RESTRICTED FLOODPLAIN LOT
  - SEE EXPANSIVE SOIL RESTRICTION NOTE #4
  - U.T. TRAIL EASEMENT
  - UTILITY EASEMENT
  - MAINTENANCE EASEMENT
  - SW SIDEWALK EASEMENT
  - DR DRAINAGE EASEMENT
  - S SIGN EASEMENT
  - ★ SEE NOTE 32



**KT**  
ENGINEERING  
PO BOX 740082  
ARVADA, CO 80006  
PHONE 303-862-5947

C:\HAWTHORN\HAWTHORN.PLA

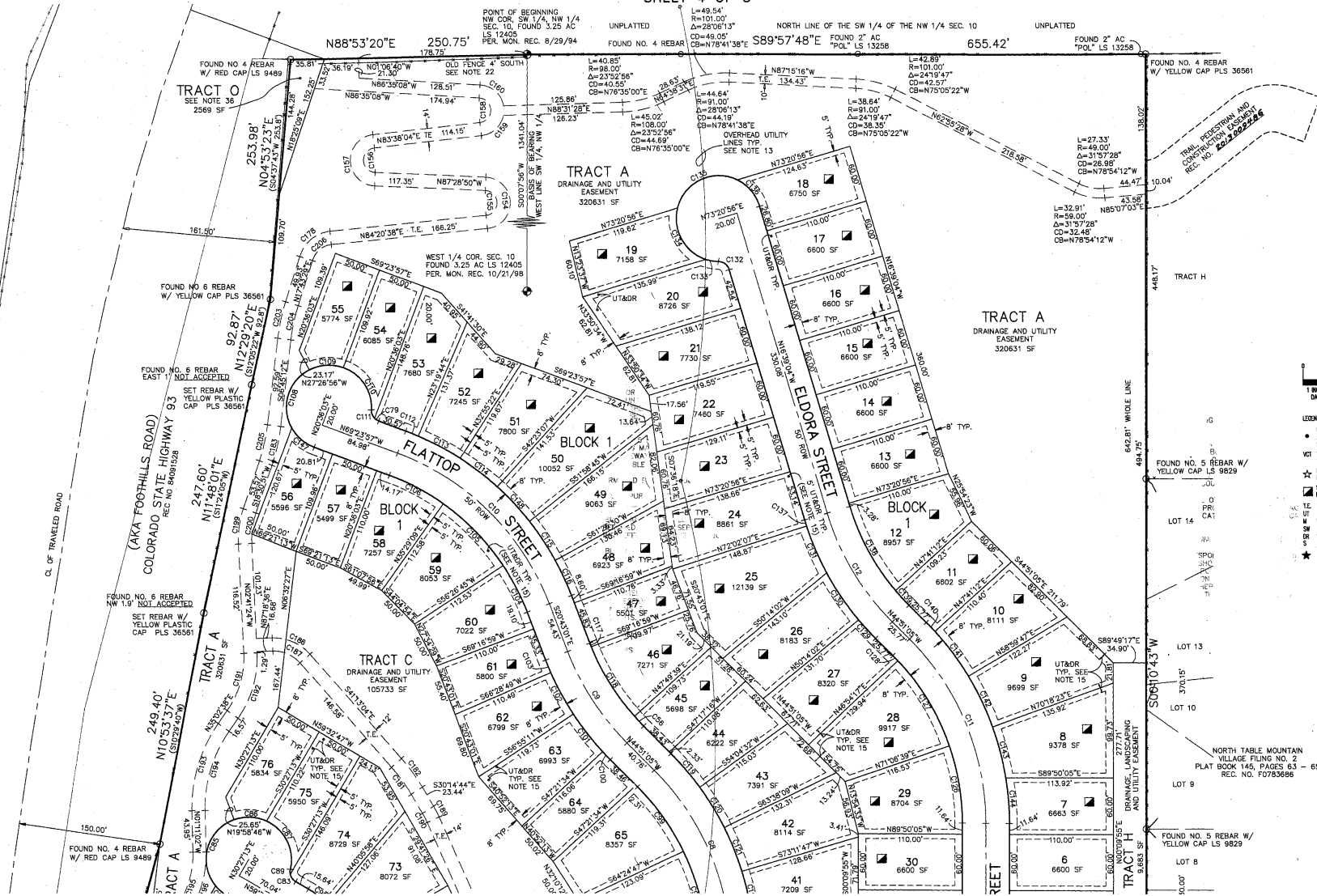
Rec #2013012661

# HAWTHORN SUBDIVISION

A SUBDIVISION OF LAND LOCATED IN THE E 1/2 OF SECTION 9 & THE W 1/2 OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 4 OF 5

CASE NO. 12-104059PF

MAP NO. 104



SEE SHEET 3 OF 5

- LEGEND
- UTILITY POLE WITH NO APPARENT EASEMENT AS SHOWN ON R.A. 1006620
  - VEHICLE CLEARANCE
  - RESTRICTED FLOODPLAIN
  - SEE EXPANSIVE SOIL RESTRICTION #4
  - TRAIL EASEMENT
  - UTILITY EASEMENT
  - WATERWAY EASEMENT
  - SEWERAGE EASEMENT
  - SOIL EASEMENT
  - SEE NOTE 32



**KT**  
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Rec #20130126661

# HAWTHORN SUBDIVISION

A SUBDIVISION OF LAND LOCATED IN THE E 1/2 OF SECTION 9 & THE W 1/2 OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 5 OF 5

CASE NO. 12-104059PF

MAP NO. 104

CURVE TABLE				
CURVE	DELTA	RADIUS	CHD BRG	CHD DIS
C1	39°47'00"	275.00	S70°18'24"E	187.13
C2	45°01'08"	32.00	N67°39'22"E	24.50
C3	44°58'54"	32.00	N22°39'22"E	24.48
C4	45°00'00"	32.00	N22°39'22"E	24.48
C5	45°00'00"	32.00	N67°39'22"E	24.49
C6	30°48'48"	275.00	S74°28'41"E	146.12
C7	59°42'42"	125.00	N20°41'26"W	124.46
C8	45°01'00"	275.00	N22°39'22"E	210.55
C9	24°08'04"	275.00	S32°47'03"E	114.98
C10	48°40'56"	275.00	N45°03'29"W	226.69
C11	45°01'00"	275.00	N22°39'22"E	210.55
C12	28°12'01"	275.00	S30°45'05"E	133.99
C13	91°04'45"	30.00	N48°42'17"E	42.82
C14	89°02'15"	30.00	S44°21'31"E	42.07
C15	86°10'39"	15.00	N42°55'24"W	20.49
C16	86°10'39"	15.00	N42°55'24"W	20.49
C17	86°10'39"	15.00	N42°55'24"W	20.49
C18	86°10'39"	15.00	N42°55'24"W	20.49
C19	72°28'52"	45.00	N14°03'13"E	14.22
C20	03°02'34"	45.00	S20°44'40"W	2.39
C21	79°36'50"	45.00	N20°35'02"E	57.62
C22	45°01'08"	45.00	N45°03'29"W	34.67
C23	72°03'41"	45.00	S37°29'34"E	53.57
C24	51°22'55"	45.00	S24°43'46"E	36.02
C25	40°47'26"	30.00	S52°36'38"E	23.33
C26	11°07'37"	30.00	N74°03'03"E	67.43
C27	10°07'38"	30.00	S33.04	52.96
C28	09°41'20"	30.00	S73.00	50.67
C29	09°41'20"	30.00	S73.00	50.67
C30	20°40'01"	250.00	N01°45'01"E	89.62
C31	10°00'05"	250.00	N34.66	43.56
C32	09°08'50"	250.00	S37.96	39.73
C33	09°08'50"	15.00	N45°03'29"E	21.21
C34	48°33'47"	11.92	S44.38	9.99
C35	69°02'04"	45.00	N42°55'24"E	51.00
C36	40°31'43"	45.00	N39°54'03"E	31.17
C37	72°03'41"	45.00	N45°03'29"E	53.57
C38	20°17'56"	12.00	S52°36'38"E	4.23
C39	29°13'32"	12.00	N75°13'19"W	6.05
C40	86°10'39"	15.00	N42°55'24"E	20.49
C41	86°10'39"	15.00	N42°55'24"E	20.49
C42	86°10'39"	15.00	N42°55'24"E	20.49
C43	86°10'39"	15.00	N42°55'24"E	20.49
C44	72°28'52"	12.00	N14°03'13"E	14.22
C45	17°01'01"	45.00	N37.96	13.32
C46	72°13'52"	45.00	N67°39'22"E	53.05
C47	73°14'04"	45.00	S36°37'02"E	53.68
C48	73°13'54"	45.00	N45°03'29"E	53.11
C49	16°30'01"	45.00	S18°51'54"E	12.99
C50	90°00'00"	15.00	N44°50'05"E	21.21
C51	90°00'00"	15.00	N44°50'05"E	21.21
C52	61°56'02"	45.00	N69°51'01"E	46.33
C53	131°14'16"	45.00	N03°45'01"E	46.33
C54	52°26'34"	45.00	N48°54'30"W	44.62
C55	72°28'52"	12.00	N14°03'13"E	14.22
C56	03°02'34"	45.00	S20°44'40"W	2.39
C57	86°10'39"	15.00	N42°55'24"E	20.49
C58	86°10'39"	15.00	N42°55'24"E	20.49
C59	86°10'39"	15.00	N42°55'24"E	20.49
C60	86°10'39"	15.00	N42°55'24"E	20.49
C61	49°32'37"	12.00	N65°23'37"E	10.06
C62	94°32'37"	45.00	N74°25'37"E	66.11
C63	15°00'53"	45.00	N50°52'15"E	88.50
C64	30°03'12"	45.00	N34°39'47"E	23.33
C65	48°31'28"	12.00	N42°55'24"E	10.05
C66	90°00'00"	15.00	N44°50'05"E	21.21
C67	07°38'33"	30.00	N45°03'29"E	37.37
C68	19°33'56"	25.00	S82°03'07"E	67.71
C69	09°48'32"	30.00	N77°48'16"E	51.12
C70	10°16'08"	30.00	N67°45'26"E	53.96
C71	03°01'01"	30.00	N18.94	18.93
C72	25°13'05"	45.00	N46°22'36"E	19.65
C73	72°24'44"	45.00	S62°26'19"E	53.16
C74	73°30'56"	45.00	S76°24'09"E	53.71
C75	87°16'38"	45.00	S92°48'57"E	58.11
C76	23°36'35"	25.00	N11°27'52"E	11.39
C77	79°02'47"	12.00	S32°06'40"E	15.28
C78	61°56'02"	15.00	S60°40'40"E	30.55
C79	25°24'37"	12.00	S36°41'39"E	5.28
C80	90°00'00"	15.00	N44°50'05"E	21.21
C81	90°00'00"	15.00	N44°50'05"E	21.21
C82	86°42'42"	100.00	N44°50'05"E	99.56
C83	47°37'33"	12.00	S75.44	9.69
C84	20°40'56"	45.00	N48°12'19"E	16.16
C85	08°03'58"	45.00	N48°12'19"E	16.16
C86	44°44'45"	45.00	N67°39'22"E	34.26
C87	72°28'52"	45.00	N14°03'13"E	56.84
C88	09°34'40"	12.00	S65°24'07"E	6.96
C89	29°31'19"	12.00	S34.66	5.20
C90	39°39'48"	15.00	N44°50'05"E	25.22
C91	19°11'17"	15.00	N40°18'23"E	50.00
C92	19°11'17"	15.00	N40°18'23"E	50.00
C93	29°44'48"	12.00	S39°23'04"E	5.36
C94	09°00'00"	15.00	N44°50'05"E	21.21
C95	09°00'00"	15.00	N44°50'05"E	21.21
C96	09°00'00"	15.00	N44°50'05"E	21.21
C97	03°14'01"	250.00	N01°45'01"E	16.07
C98	22°04'04"	250.00	N44°50'05"E	15.69
C99	19°12'52"	250.00	N44°50'05"E	83.68
C100	02°12'39"	300.00	N18.94	11.58

CURVE TABLE				
CURVE	DELTA	RADIUS	CHD BRG	CHD DIS
C101	09°33'37"	300.00	N37°51'37"W	50.00
C102	9°33'37"	300.00	S28°18'00"E	50.00
C103	24°01'07"	300.00	N45°03'29"E	146.87
C104	12°51'02"	250.00	N44°50'05"E	55.50
C105	20°25'38"	250.00	N44°50'05"E	90.95
C106	14°53'07"	250.00	N61°57'24"W	64.77
C107	91°45'28"	45.00	N18°45'30"E	64.43
C108	47°10'27"	45.00	S60°03'47"E	56.02
C109	73°35'59"	45.00	S78°33'55"W	53.91
C110	47°41'45"	12.00	N89.22	9.62
C111	24°24'41"	300.00	N42°55'24"E	14.28
C112	9°33'37"	300.00	N61°57'24"E	50.18
C113	8°33'37"	300.00	N61°57'24"E	49.49
C114	9°27'44"	300.00	N45°03'29"E	49.49
C115	9°27'44"	300.00	N45°03'29"E	49.49
C116	75°02'27"	300.00	N41°38'16"E	41.03
C117	9°57'24"	250.00	N41°38'16"E	41.7
C118	13°59'48"	250.00	N41°38'16"E	86.81
C119	08°55'37"	300.00	N42°55'24"E	46.68
C120	08°55'37"	300.00	N42°55'24"E	80.00
C121	09°33'37"	300.00	N21°35'02"E	50.00
C122	09°33'37"	300.00	N21°35'02"E	50.00
C123	07°24'31"	300.00	N03°20'32"E	36.76
C124	90°00'00"	15.00	N23.56	21.21
C125	87°07'08"	15.00	N22°39'22"E	20.68
C126	18°03'16"	250.00	N02°41'34"E	82.76
C127	24°24'41"	250.00	N02°41'34"E	64.83
C128	14°53'07"	250.00	N45°03'29"E	7.66
C129	50°05'07"	300.00	N42°55'24"E	26.62
C130	11°24'13"	300.00	N42°55'24"E	80.31
C131	24°24'41"	300.00	N42°55'24"E	101.36
C132	72°28'52"	12.00	N14°03'13"E	14.22
C133	17°28'01"	45.00	N13.72	13.67
C134	86°10'39"	15.00	N42°55'24"E	20.49
C135	47°32'45"	45.00	N42°55'24"E	36.28
C136	17°28'01"	300.00	N42°55'24"E	13.29
C137	17°28'01"	300.00	N42°55'24"E	59.12
C138	72°28'52"	12.00	N14°03'13"E	59.12
C139	10°37'05"	300.00	N55.41	53.34
C140	91°26'32"	300.00	N48°57.24	48.81
C141	24°24'41"	300.00	N42°55'24"E	50.00
C142	86°10'39"	15.00	N42°55'24"E	20.50
C143	40°31'43"	45.00	N39°54'03"E	31.11
C144	18°05'56"	300.00	N42°55'24"E	50.18
C145	18°05'56"	300.00	N42°55'24"E	50.18
C146	25°29'49"	42.00	N18.55	19.37
C147	34°31'30"	88.00	N50.00	58.16
C148	28°34'29"	102.00	N50.00	50.34
C149	71°12'16"	188.00	N50°12'23"E	101.36
C150	17°41'28"	27.00	N01°34'06"E	53.86
C151	17°41'28"	13.00	N39.99	25.93
C152	17°41'28"	13.00	N39.99	25.93
C153	17°08'54"	27.00	N01°34'06"E	53.84
C154	17°08'54"	27.00	N01°34'06"E	53.84
C155	17°08'54"	27.00	N01°34'06"E	53.84
C156	17°08'54"	27.00	N01°34'06"E	53.84
C157	17°08'54"	27.00	N01°34'06"E	53.84
C158	17°08'54"	27.00	N01°34'06"E	53.84
C159	17°08'54"	27.00	N01°34'06"E	53.84
C160	17°08'54"	27.00	N01°34'06"E	53.84
C161	85°28'28"	13.00	N43°50'54"E	17.64
C162	85°28'28"	27.00	N43°50'54"E	36.65
C163	03°48'51"	15.00	N87°59'24"W	1.00
C164	03°48'51"	15.00	N87°59'24"W	1.00
C165	03°48'51"	15.00	N87°59'24"W	1.00
C166	03°48'51"	15.00	N87°59'24"W	1.00
C167	03°48'51"	15.00	N87°59'24"W	1.00
C168	03°48'51"	15.00	N87°59'24"W	1.00
C169	03°48'51"	15.00	N87°59'24"W	1.00
C170	03°48'51"	15.00	N87°59'24"W	1.00
C171	03°48'51"	15.00	N87°59'24"W	1.00
C172	03°48'51"	15.00	N87°59'24"W	1.00
C173	03°48'51"	15.00	N87°59'24"W	1.00
C174	03°48'51"	15.00	N87°59'24"W	1.00
C175	03°48'51"	15.00	N87°59'24"W	1.00
C176	03°48'51"	15.00	N87°59'24"W	1.00
C177	91°15'40"	30.00	N43°41'21"E	42.89
C178	68°00'36"	37.03	N50°18'11"E	41.42
C179	13°51'01"	88.00	N42°55'24"E	21.33
C180	13°51'01"	102.00	N42°55'24"E	24.72
C181	10°58'20"	186.00	N35°23'54"E	33.56
C182	10°58'20"	186.00	N35°23'54"E	33.56
C183	11°45'21"	207.00	N42°55'24"E	42.42
C184	30°52'59"	162.00	N39°12'02"E	86.27
C185	30°52'59"	176.00	N39°12'02"E	93.72
C186	51°28'20"	50.00	N65°71'44"E	31.26
C187	51°28'20"	36.00	N65°71'44"E	31.26
C188	41°52'01"	46.00	N03°04'29"E	34.26
C189	08°30'52"	110.00	N26°58'16"E	12.50
C190	08°30'52"	96.00	N01°34'06"E	10.91
C191	37°44'02"	98.00	N41°38'16"E	63.36
C192	37°44'02"	112.00	N41°38'16"E	72.43
C193	36°13'13"	158.00	N41°38'16"E	96.36
C194	36°13'13"	140.00	N61°57'24"E	67.68
C195	36°13'13"	101.00	N41°38'16"E	66.24
C196	36°13'13"	115.00	N41°38'16"E	75.42
C197	10°34'33"	305.00	N43°48'54"E	56.22
C198	21°30'42"	291.00	N43°48'54"E	108.61
C199	21°12'15"	102.00	N07°54'35"E	37.53
C200	21°12'15"	88.00	N07°54'35"E	32.38

1. TRACTS A AND C ARE FOR DRAINAGE, PARK AREA, COMMON AREA, LANDSCAPING, TRAIL AND UTILITY PURPOSES AND SHALL BE MAINTAINED BY THE HAWTHORN METROPOLITAN DISTRICT. A PORTION OF TRACTS A AND C SHALL RECEIVE PARK LAND DEDICATION CREDIT IN ACCORDANCE WITH THE LAND DEVELOPMENT REGULATION, TRACTS A AND C ARE DEDICATED TO JEFFERSON COUNTY BY THIS PLAT AND ARE SUBSEQUENTLY CONVEYED TO THE HAWTHORN METROPOLITAN DISTRICT BY DEED RECORDED AT RECEPTION NUMBER 00130126661.