CASE NO. 12-104059PF

MAP NO.

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

# DEDICATION:

KNOW ALL MEN BY THESE PRESENTS. THAT "HE, THE UNDERSONED, BEING THE OWNER OF THOSE LANDS DESCRIBED BELOW, HER LAND SUBBOURDED AND FAILED THE SAME INTO LOTS. TRANST, PUBLIC STREETS AND EASEMINES, AS SHOWN HEREON UNDER THE NAME AND STYLE OF HAWHORN SUBDIVISION, AND DO, BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUMENT, WITHOUT CORROW, THEREOF BUSINESS COMPLOING, GRANT, DEDOCRIFE, AND CONTY TO THE COUNTY OF A DESCRIPTION ALL APPURTEMENTS THEREOF THE PROPERTY OF THE COUNTY OF A DESCRIPTION AND A DESCRIPTION OF A DESCRIPTION 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:

BASIS 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  $3.25^\circ$ 

-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 88'57'48" E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 A DISTANCE OF 655.42 FEET TO THE NORTHWEST CORNERS OF NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2, A SUBDIVISION RECORDED AT RECEPTION NUMBER FO783688.

THENCS S ODTO 43" W ALONG THE WESTERLY LINE OF SAID MORTH TABLE MOUNTAIN VILLAGE FILING NO. 2 AND MORTH TABLE MOUNTAIN VILLAGE FILING NO. 1, A SUBDIVISION RECORDED AT RECEPTION NUMBER F0591152 A [DISTANCE OF 2809.46 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-MAY LINE OF MEST SIGHT AVENUE;

THENCE ALONG SAD NORTHERING RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

1. S BOY-16" W A DISTANCE OF 400.76 FEET:

2. N CONTROL OF A DISTANCE OF 400.76 FEET:

4. N BOY-10" W A DISTANCE OF 405.46 FEET:

5. N CONTROL OF A DISTANCE OF 405.46 FEET:

6. N BOY-10" OF A DISTANCE OF 405.46 FEET:

6. N BOY-10" OF A DISTANCE OF 205.480 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORIO STATE HIGHBARY NO. 35.

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 93

THENCE ALONS SUD EASTERN, "RIGHT-OF-WAY!

FOUNDING LEEPN (11) QUINE SAS TEEL

IN BOYANG TO A DISTANCE OF 102-40 TEEL

N BOYANG TO A DISTANCE OF 202-40 TEEL

N BOYANG TO A DISTANCE OF 202-40 TEEL

IN 11490'T A DISTANCE OF 202-40 TEEL

IN 11490'T A DISTANCE OF 202-40 TEEL

IN 11490'T A DISTANCE OF 202-50 TEEL

IN 11490'T A DISTANCE OF 202-50 TEEL

N 11490'T A DISTANCE OF 2

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

CONTAINING 2,984,977 S.F. OR 68.5256 ACRES MORE OR LESS.

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

AS A CONDITION OF APPROVING THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JETFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S, AS AMENDED, NO CONVEYANCE, SALE OR TRANSFER OF THIS OF THIS BYTHE SUBDIVISION, OR OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND DENTIFIED HEREON, SHALL BE MADE, NOT SHALL ANY BUILDING PETHIG COETHICATE OF COULPANCY BE ISSUED UNITL. A CHEFFICATE OF COMPLIANCE HAS BEEN CRANITED BY THE COUNTY OF JETFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, SCHTTPING BIRK.

SAME COUNTY, CERTIFYING [HAT.

(A) THOSE PUBLIC MPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED INDER RECEPTION INMINER 2013 2/2.432".

(B) THE PROPRING OF SIGN IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOTIS) ON TRACTS CONSTRUCTED AND ACCORDED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCORDED AS MEETING THE STANDARDS OF THE COUNTY OF EFFERSY, APPLICABLE SPECIAL DISTRICTS, AND ACCORDED AS MEETING THE STANDARDS OF THE COUNTY OF EFFERSY, APPLICABLE SPECIAL DISTRICTS, AS AMBINDED, HAS BEEN SUBWITTED TO AND ACCORDED BY THE COUNTY OF SEFFERSY, WHICH IS SUPPROVED OF ALL PUBLIC PROPONEMENTS AS TO AND ACCORDED BY THE COUNTY OF SEFFERSY, WHICH IS SUBJECT OF ALL PUBLIC PROPONEMENTS AS A SUBJECT OF A PARTICULAR APPRINCAL PROPOSED THE COUNTY TO ASSET COMPLETION OF ALL PUBLIC PROPONEMENTS AS A SUBJECT OF A PARTICULAR APPRINCAL PROPOSED THE COUNTY OF SEFFERSY, WHICH IS SUBJECT OF A PARTICULAR APPRINCAL PROPOSED THE COUNTY OF SEFFER AND AMBINDED ON TRACTS OF THE CONFIDED BY A PARTICULAR APPRINCAL PROPOSED THE COUNTY OF SEFFER AND AMBINDED AS A PARTICULAR APPRINCAL PROPOSED THE COUNTY OF SEFFER AS A DISPOSED OF THE COUNTY OF SEFFER AND ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATIONS, AND SUBJECT SO DESIGN AND TIME SPECIFICATIONS.

(B) THE APPLICABLE SPECIAL DISTRICT OR SERVICING 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 REQUIATION.

DEVELOPMENT REGULATION.

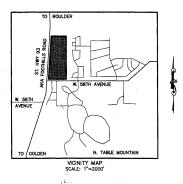
AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, NO CONVEYANCE, SALE OR TRANSFER OF TILE OF BLOCK 1, LOTS 88 TO 91, 105 AND 107, 123 TO 132, 138 TO 146; BLOCK 2, LOTS 1 TO 24, 24 25; BLOCK 3, LOTS 1 TO 144; BLOCK 4, LOTS 1 TO 14 IDENTIFIED HEREON, SHALE BUMDE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF COLUMANCY BE ISSUED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, UNTIL SUCH TIME AS THE FOLLOWING HIS BEEN ACCOUNTUSHED.

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 FLOODFLAIN REPORT AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IN CONJUNCTION WITH THIS PLAT OF HAWTHORN SUBDIVISION.

CONJUNCTION WITH THIS PLAT OF HAWTHORN SUBDIVISION.

A BULDING PERMIT MAY GE ISSUED FOR UP TO 5 HOMES TO BE DESIGNATED AS "SHOW HOMES" WITHOUT COMPLETING PUBLIC IMPROVEMENTS OR GETAINING THE NECESSARY WAITER TAPS PROVIDED NOTIFIER THE SUBDIVINCE, MAY HOLDERS OF DEEDS OF TRUST NOR MAY OTHER PRESON SHALL BE PERMITTED TO SELL OFFER TO SELL LEASE, RENTL OWNER, TRANSPER, OR ASSIGN ANY SUCH HOMES, LOTIS, OR TRANSIC STOR TO OCCUPY AS A DWELLING OR A PERMINANCH OFFICE AND THE PROPERTY OF THE TRANSPERSON OF THE SUBDIVINE BY THE SUBDIVINE BY THE BULDING DEPARTMENT WAS THE CAMPACTER AND ADDITION, AS PART OF THE BULDING DEPARTMENT SHALL SELD FOR THE SUBDIVINE PROPERTY OF TH



PROMDED, HOMEVER, THAT A CONVEYANCE, SALE, OR TRANSFER OF BLOCK 1, LOTS BB TO 91, 106 AND 107, 123 TO 132, 138 TO 146; BLOCK 2, LOTS 1 TO 22 & 25; BLOCK 3, LOTS 1 TO 14; OF LAND IDENTIFIED HEREON MAY BE MADE FRORP TO COMPULATE WHITE THE ABOVE PROMSONS HERE? THE SUBJUNDENCY SAND THE PROPOSED TRANSFIRE, WHO MUST ASSO QUALIFY AS A "SUBJUNDEN UNDER THE PROVISIONS OF SECTION 30-22-137, CLS., AS EXPENDED AND ADDRESS OF THE TRANSFIRE SHOUND SO THE STATE OF THE TRANSFIRE SHOUNDERS OF THE TRANSFIRE SHOUNDERS TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OF TRANSFIRE SHOUNDERS OF THE TRANSFIRE SHOUNDERS OF

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSPER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT(S) OR IREAS RESIDENTIAND ON CONVENIENCE SALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE RINDED 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.S.S., AS AMERIDED.

APPROVED, COVENANTED AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS 16 DAY OF 2012 DIPPING BEDROCK:

PUBLIC NOTICE IS HEREBY GIVEN THAT A PORTION OR ALL OF THIS SITE IS LOCATED WITHIN THE DIPPING BEDROOK OVERLAY DISTRICT AS DEFINED IN THE JEFFERSON COUNTY ZONING RESQUATION, HIS DISTRICT PRESENTS AN UNUSUAL DECLORED HEAVARD WITH HEP OPTENTIAL FOR SEVERE DEFERENTIAL HEAVING OF BEDROOK THAT CAN RESULT IN FOUNDATION, BURBED UTILITY AND CONCRETE FLATMORK MOMEMENT, HIS SITE WAS PLATTED IN ACCORDANCE WITH THE REGULATIONS CONTRACT OF THE OF PLATTING. IN THE JEFFERSON COUNTY ZONING RESQUATION AND DEVELOPMENT REGULATION IN FERRED AT THE 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 SOLS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING FERRINT REFERENCES AND HATA A DETERMANTION HAS BEEN MADE AS TO THE DESIGN CREATE INCESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 10 THE APPERSON COUNTY ZONNOR RESOULTION.

2. THAT PROPER SUBSURFACE DRAINAGE HAS BEEN DESIGNED FOR THE SECURE LID TO MINICH THE BUILDING FEMAL BEFERENCES AND THAT A DETERMANTON HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSIRE THE SARTIA AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY SOURING 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 I. AND 2. ABOTA

4. THAT THOSE LOTS IDENTIFIED BY A 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 EXCHERE THE STATE OF COLORADO AND OPPRENEED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STREAMER'S ON EXPANSIVE SOLE, SHALL VERIEY 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.

OWNER/SUBDIVIDER: LENNAR COLORADO LLC, A COLORADO LIMITED LIABILITY COMPANY BY: Russell Crandall, Vice President Kzzu

HOTARY

A PUBLIC &

BY: Kristi Balken ACKNOWLEDGMENT: STATE OF COLORADO

THE FORECOMO DEDICATION AND THE FORECOME COVENANT, AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED SETORE HE THIS LIE, DAY OF VARIABLE ... 2012.

AND CONTRACT OF LEHNARY OF LEHNARY COURADO LIC, A COLORADO LIMITED LIABILITY CONFACTOR.

AND KAND OF BOOKEN WITHERS MY HAND AND SEA COMILL IL JOY MY COMMISSION EXPIRES 4 21 2014

### SURVEYOR'S CERTIFICATE:

GUISTIPHER H, MELYUM, A RESISTENCE LAND SUPERIOR IN THE STATE OF COLORADO, DO HERBEY CERTIFI THAT THE SUPERY OF HAMTHORN SIGNINSON WAS MADE BY ME OF DIRECTLY UNDER MY SUPERVISION, ON OR ABOUT THE 4TH DAY OF NOYEMBER 2011, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SUPERY THEORY.

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



# TITLE COMPANY CERTIFICATE:

I, Durien W. Hare

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 DEDICATION, FREE AND CLEAR OF ALL LEVENS AND ENCOMPRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT NO. EXTREME! SUBJECT OF ALL LEVENS AND ENCOMPRANCES, WHICH AN EFFECTION DATE OF TAXABLE OF ALL LEVENS AND THE OFFICE OF THE OFFICE OF TAXABLE OF T

M. AS AUTHORIZED AGENT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

REVIEW CERTIFICATE:

REVIEWED BY JEFFERSON COUNTY PUBLIC HEALTH THIS 23 DAY OF Tanuary 2013

1=7316 REVIEWED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 23 DAY OF JEMANNA 2013. (ane Qame

# ACCEPTANCE CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF THE STREETS, TRACTS A, B, C, F, G AND O, AND EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO. THIS DAY OF JOY OF JOY



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

COUNTY CLERK AND RECORDER

SEY: DEPUTY CLERK



REVISIONS 07/06/12 KPT 9.11.12 CHM 10.6.12 CHM 10.21.12 CHM 11.5.12 CHM



CURVE TABLE

CURVE BELTA

CURVE

| Section | Sect

 OSZ
 1911177
 195.00
 50.23
 N210706FW
 50.00

 693
 252446\*
 12.00
 5.39
 502725F\*
 5.35

 695
 500000\*
 15.00
 23.56
 N459055F\*
 21.21

 697
 034104\*
 250.00
 18.08
 N014037FW
 16.07

 698
 200004\*
 250.00
 18.08
 N014037FW
 16.07

 698
 200404\*
 250.00
 18.08
 N014037FW
 18.00

 698
 200404\*
 250.00
 18.06
 N357310FW
 8.08

 699
 197657\*
 20000
 18.08
 N357430FW
 8.08

 600
 1021239\*
 30.00
 11.68
 N3574440FW
 11.68

| CHINE | DELTA | RADIUS | LENTH | CAMP | CA

1111 2 24341" 300.00 14.28 N880207"W 14.28 1113 23539" 300.00 50.23 N815227"W 50.18 114 92744" 300.00 49.54 N822245"W 49.49 115 92744" 300.00 49.54 N822245"W 49.49

# 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

1. TRACTS A AND C ARE FOR DRAINAGE, PARK AREA, COMMON AREA, LANDSCAPING, TRAIL AND UTILITY PURPOSES AND SHALL BE MAINTAINED BY THE HAWTHORN METHOCOLITAN DISTRICT. A PORTION OF TRACTS A AND C SHALL RECOVER PARK LAND DEDICATION CREDIT IN ACCORDANCE WITH THE LAND DEVLOPMENT REQUIRITON. TRACTS A AND C ARE DEDICATED TO SEFFERSON COUNTY BY THIS PLAT AND ARE SUBSECUENTLY CONVEYED TO THE HAWTHORN METROPOLITAN DISTRICT BY DEED RECORDED AT RECEPTION NUMBER ### 2015-01-21-21

2. TRACT B IS DEDICATED BY THE FIAT FOR TIGHT-OF-MAY FOR STATE HIGHMAY 93 AND LANGSCAPING PURPOSES. TRACT B SMALL BE MAINTAINED BY THE HANTHORN METROPOLITAN DISTRICT UNIT. SUCH THE AS THE RECONSTRUCTION OF STATE HORMANY 93 TRACTS PLACE AND NOTIOCIATION OF TERMANION OF HANTHANDANC PREVIOUSE LIFES IS PROVIDED BY THE COUNTY, TRACT B MILL BE MAINTAINED BY THE SUBDIVIDER ITS SUCCESSORS OR ASSORD UNIT. SUCH TIME THAT TRACT B IS MAINTAINED BY THE SUBDIVIDER ITS SUCCESSORS OR ASSORD UNIT. SUCH TIME THAT TRACT B IS MAINTAINED BY THE SUBDIVISION METROPOLIAN DISTRICT. THE NITERIOT OF TRACT B IS TO PROVIDE A LANDSCAPE BUFFER AND TRAIL ADJACENT TO THE SUBDIVISION WITH MINIMAL INTRUSION OF THE CONSTRUCTION OF STATE HIGHWAY 93 TO THE EXTENT

3. TRACT D IS FOR DRAINAGE, LANDSCAPING, AND UTILITY PURPOSES AND SHALL BE MAINTAINED BY THE HAWTHORN METROPOULTAN DISTRICT. TRACT D MILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSOR OR ASSIGNS, UNTIL SUCH TIME AS THIS TRACT D IS CONVEYED TO THE HAWTHORN METROPOULTAN DISTRICT.

4. TRACT E IS FOR DRAINAGE, LANDSCAPING AND UTILITY PURPOSES AND SHALL BE MAINTAINED BY THE HAWTHORN METROPOULTAN DISTRICT. TRACT D WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSOR OR ASSIGNS, UNTIL SUCH TIME AS THIS TRACT D IS CONVEYED TO THE HAWTHORN METROPOULTAN DISTRICT.

5. TRACTS F AND G ARE FOR DRAINAGE, PARK AREA, COMMON AREA, LANDSCAPING, TRAIL, SIDEWALK, STREET MAINTENANCE, SIONS AND UTILITY PURPOSES AND SHALL BE MAINTAINED BY THE HAWTHORN METROPULTAN DISTRICT. A PORTION OF TRACTS AND G SHALL RECEIVE PARK LAND BEDICATION FOR TRACTS FOR AND G ARE DEDICATED TO LEFFERSON COUNTY BY THIS FLAT AND ARE SUBSEQUENTLY CONVEYED TO THE HAWTHORN METROPULTAN DISTRICT FOR THE PROPERTY OF THE PROPERTY OF

6. TRACT H IS FOR DRAINAGE, LANDSCAPING AND UTILITY PURPOSES AND SHALL BE MAINTAINED BY THE HAWTHORN METROPOULTAN DISTRICT. TRACT H WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSOR OR ASSIGNS, UNTIL SUCH TIME AS THIS TRACT H IS CONVETED TO THE HAWTHORN METROPOULTAN DISTRICT.

7. TRACTS I, I, K., IM AND N ARE FOR SOIN SIDEWAY, MAINTENINGE, DRAINGE, LANDSCAPING, AND UTILITY DUPPOSES A SHALL BE MAINTENING PS 'HE HAWTHON METROPOLITAN DISTRICT, TRACTS I, M. K. IM AND I WALL BE MAINTAINED BY THE SUBDIMORE, ITS SUCCESSOR OR ASSIGNS, UNTIL SUCH TIME AS THESE TRACTS I, J. K. I, M AND IN ARE CONVEYED TO THE HAWTHON METROPOLITAN DISTRICT.

E. THE HUMINON METROPULTAN DOTTOCT SHALL BE RESPONSIBLE FOR ROUTINE MANITOMINE OF THE 1" WISE SOLD SUBJECT.

MAINTENANCE DEPRANCE LANDSCREEM AND UTILITY RESEMENT WITHIN TRACET F. G. I., L. X. A. MAIN DISS SHOWN HERICON.

THE HAWINGOIN METROPULTAN DISTRICT IS RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF DAMAGED PORTIONS OF THE

SERMALK WITHIN SOLD TRACETS. THE ESSEMENTS CONNEY TO REFERENCE COUNTY THE ROUTING THE ORIGINATION TO REPAIR

METERSON COUNTY THE ROUTING THE PROBLECUSE OF THE SIDENALISE, SEPTERSON COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE
OF ANY LANDSCAPPING.

9. PUBLIC USE EASEMENTS ARE FOR PUBLIC PARKS WITHIN THIS DEVELOPMENT. THE HAWTHORN METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ROUTHE MAINTENANCE OF THE PUBLIC USE EASEMENT AS SHOWN HERGON. THE HAWTHORN METROPOLITAN DISTRICT IS RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF DAMAGED PORTIONS OF THE PUBLIC USE EASEMENT AMENITIES. THE EASIMENTS CONCY TO JUFFERSON COUNTY THE RIGHT BUT NOT THE DEGLACION TO REPLACE THE PUBLIC USE EASIMENTS AMENITY OF THE PUBLIC USE EASIMENTS AMENITY SHALL BE ANALYSED AND THE PUBLIC USE OF THE AMENITES. PUBLIC USE CONTROL OF THE PUBLIC USE OF THE AMENITES. PUBLIC USE OF THE AMENITES. PUBLIC USE OF THE AMENITES.

| United Services | United Ser 10. LANGSCAPING MATERIALS LOCATED WITHIN 5 FEET OF THE BACK OF CURB SHALL NOT EXCEED 24 INCHES AS MATURE HIGHST. TREES AND ANY OTHER LANGSCAPING MATERIALS SHALL NOT CAUSE SIGHT INSTANCE PROBLEMS WITH MEHICLES ENTERING THE ALDJOINING STREET FROM DRIVEWARS OR MEARBY INTRESECTIONS. IN CASE OF FUTURE DISPUTES REGARDING SIGHT DISTANCE, THE COUNTY'S SIGHT DISTANCE TABLE SHALL BE USED TO DETERMINE THE OUTCOME.

11. DIRECT VEHICLE ACCESS IS NOT PERMITTED BETWEEN ADJOINING LOTS OR TRACTS AND GORE RANGE STREET.

13. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, ALL EXISTING BUILDINGS, OVERHEAD UTILITY LINES, AND STRUCTURES WITHIN THIS SUBDIVISION ARE TO BE REMOVED. EXISTING SEPTIC SYSTEM DRAIN FIELDS WITHIN THIS SUBDIVISION WILL BE ABANDONED FOR THE APPROVAL OF THE LIFERSON COLUNTY PUBLIC HEALTH.

14. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, ALL EXISTING WELLS WITHIN THIS SUBDIVISION ARE TO BE ABANDONED. THE APPLICANT SHALL PROVIDE WELL ABANDONMENT REPORTS TO THE AFFERSON COUNTY PUBLIC HEALTH FOR REVIEW.

15. EGHT-FOOT (8") WIDE DRY-UTILITY EASEMENTS OR AS OTHERWISE SHOWN HEREON ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LINES OF EACH SINGLE FAMILY LOT IN ESUBDIVISION, IN ADDITION, EGHT-FOOT (8") OF ENFUTILITY EASEMENTS ARE RESPECT GRANTED AROUND THE PERMETER FOR FLATED AREAS INCLIDION TRACTS AND/OR COMMON AREAS, THESE ESSEMENTS ARE RESERVED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMONICATIONS FACILITIES PERMANENT STRUCTURES AND WATER METERS STALLATION FOR THE PROPERTY OF THE PRO PERMITTED WITHIN SAID 8' UTILITY EASEMENTS.

16. ONLY ONE (1) PRIMARY RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT

17. THE TOTAL NUMBER OF LOTS WITHIN THIS SUBDIVISION IS 199.

18. NOTICE: ACCORDING TO THE 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 CERTIFICATION SHOWN HEREON.

19. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUS 18-4-508. C.R.S.

	CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHD DIS		
C201	29"12"27"	13.00'	6.63	S26'05'27"E	6.56'		
C202	3516'46"	27.00	16.62	S23'03'18"E	16.36		
C203	10*58'17"	207.00	39.64	N12"14'21"E	39.58		
C204	10'58'17"	193.00	36.96	N12"14'21"E	36.90		
C205	11'45'39"	193.00	39.62	S12"38'01"W	39.55		
C206	68'23'12"	23.03	27.49	N50'07'49"E	25.89		

LINE TABLE				
UNE	BEARING	DISTANCE		
L1	N52"21"02"E	22.71		
L2	N2417'30"E	29.72		
L3	N72'51'45"E	36.71		
L4	N8119'07"W	24.60		
. L5	N73'34'29"E	41.71		
L6	N24'45'34"W	34.07		
L7	N12"48'41"E	21.02		
L8	N00'09'55"E	53.29		
L9	N75'58'29"W	11.89		
L10	N82'24'29"E	57.39		
L11:	N75'58'29"W	20.15		
L12	S53*26'40"W	8.70'		

20. THE APPROVED STORM DRAINAGE PLINS FOR HAWTHORN SUBDIVISION ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT. THE "DRAINAGE STSTEM" INCLUDES THE DRAINAGE AND ASSOCIATED APPLIETIANCES AS DESCRIBED ON THE APPROVED FARMAGE (PLANS. NO MODIFICATIONS TO THE ORNANGE STSTEMS SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE STSTEM SHALL BE MANTANED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSORDS UNTIL SOUTH THE ASSOCIATION SHOWN THE SUBDIVIDER, ITS SUCCESSORS OR ASSORDS UNTIL SOUTH THE ASSOCIATION SHOWN THE SUBDIVIDER.

CASE NO. 12-104059PF

MAP NO

21. THE CENTERLINE OF NEW DRIVEWAYS SHALL NOT BE PERMITTED WITHIN THIRTY (30) FEET OF ANY STREET/ROAD INTERSECTION. DISTANCES WILL BE MEASURED FROM THE CURB AND GUTTER FLOWLINE.

22. PET THE LAND SURVEY PLAT RECORDED AT RECOPTION MUNERS 2011/03/59 AND F0990200, THE LOCATION OF THE EDISTING FINCES ON OTHER SMALAR REALINES DRIVING HIGHS OF POSSESSION IN THE VICENTY OF THE PREMETER OF THIS SUBDIVISION, AS THE PERMETER HAS BEEN ESTABLISHED BY THIS DESCRIPTION, MAY INDICATE OWNERSHIP ACQUIRED OR LOST THROUGH UNRECORDED MEANS, AN ATTORNEY SHOULD BE CANDITION, THIS MATTER.

23. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF, A U.S. SURVEY FOOT IS DEFINED

24. THE OFFICIAL DEVELOPMENT PLAN FOR THIS PLAT IS RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER 20/30/12 657

25. DIMENSIONS WITHIN PARENTHESIS ARE AS PREVIOUSLY DEEDED OR SURVEYED.

28. AN UNDERGROUND DRAIN SYSTEM IS REQUIRED FOR THIS SUBDIVISION. THE MAIN COLLECTION LINES OF THE UNDERDRAIN SYSTEM WILL BE LOCATED IN THE STREET RIGHT-OF-MAY AND DRAINAGE EXSEMPTS SHOWN HERDEN. THE MAIN COLLECTION OF LINES UNIT, THE PROPERTY OF THE MAIN COLLECTION OF LINES UNIT, THE HAVEN THE METEROPORTIAN DISTORT ACCEPTS SUCH RESPONSIBILITY THAT PART OF THE UNDERGRAIN OF SYSTEM WITHIN EACH LOT CONNECTING THE MAIN COLLECTION LINES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL STOT OWNER. THE SUBDIVING WILL MAINTAIN THE INDIVIDUAL STOTEM IN EACH LOT UNITH. THE LOT IS CONVEYED TO ANOTHER OWNER.

27. THE HANTHORN METROPOLITAN INSTRUCT SHALL BE RESPONSIBLE FOR ASSIGN THE DAYS STORY ALVASS LOCATED IN THE STREET PAYMENT PRICE TO ANY PAYMENT OVERLY AS DIRECTED BY THE COUNTY, IT SHALL BE THE HANTHORN METROPOLITAN DISTRICT RESPONSIBILITY TO KEEP CARREST AT THE ACCEPTAGE OF COUNTY AS AD AN EMBED SWINSON THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE MEMBER OF DESIGNEE OF THE ASSOCIATION RESPONSIBLE FOR THE SYSTEM ANNIHAMOR.

28. THE UNDERGROUND DRAIN SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SURFACE GROUNDWATER COLLECTION SYSTEM MAINTENANCE PLAN RECORDED IN JEFFERSON COUNTY AT RECEPTION NUMBER 2013/0126-3

29. UNDERDRAIN RESTRICTION: PRIOR TO THE ROUGH FRAMING INSPECTION, A COMPLETED FORM LETTER "U" IS REQUIRED TO VERIFY A PHYSICAL CONNECTION BETWEEN THE PERIMETER DRAIN AND MAIN SUBSURFACE GROUNDWATER COLLECTION SYSTEM.

30. ONLY ONE (1) PRIMARY RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY RESIDENTIAL LOT

31. NO MORE THAN 35 RESIDENTIAL BUILDING PERMITS MAY BE ISSUED WITHIN THIS DEVELOPMENT UNTIL SUCH TIME AS PROOF IS PROVIDED THAT A SECOND FULL TIME ACCESS HAS BEEN CONSTRUCTED AND THE STREET SYSTEM NO LONGER FUNCTIONS AS A

32. ★ INDICATES THOSE LOTS IN WHICH FINAL GRADING MAY INFLUENCE DRAINAGE PATTERNS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON SUCH MARKED LOTS, A STEE GRADING PLAN CONSISTENT WITH THE OVERLOT GRADING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE PLANING AND ZONING DEPARTMENT.

33. THIS SURVEY DOES NOT CONSTRUCT A TIME SEARCH BY CAMPAIDAGE M. MERICAL TO DETERMINE THE OR EASEMENTS OR RECORD, RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDINGE WITH CRS 38-35-106 AND THE RULES OF PROCEDURE AND DEAD POLICY STATEMENTS OF THE STATE BOARD OF LICINSURE FOR ARCHITECTS, PROFESSION ENGINEERS AND PROCESSIONAL LAND SINVEYORS, SPECIFICALLY THISS SOAD RULES AND POLICY STATEMENTS OF THE DETECTION AND PROFESSIONAL LAND SINVEYORS, SPECIFICALLY THISS SOAD RULES AND POLICY STATEMENTS REASONS OF THE DETECTION OF THE PROFESSIONAL PROPERTY OF THE PROFESSIONAL LAND SINVEYORS, SPECIFICALLY THISS SOAD RULES AND POLICY STATEMENTS REASONS OF THE DETECTION OF THE PROPERTY OF THE PROFESSIONAL LAND SINVEYORS SPECIFICALLY THIS STATEMENT OF THE PROFESSION SPECIFICALLY THE PROFESSION

34. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/SUBDIVIDER ITS SUCCESSORS OR ASSION SHALL PROVIDE DOCUMENTATION TO JEFFERSON COUNTY THAT FREON WAS PROPERLY RECOVERED ACCORDING TO STATE AND FEBERAL COVERNMENT REGULATIONS AND DOCUMENTATION THAT INDICATES PROPER IDENTIFICATION AND DISPOSAL OF HAZARDOUS MATERIAL ACCEPTABLE TO PUBLIC HEALTH, SUCH DOCUMENTATION SHALL INCLUDE IDENTIFICATION AND CATEGORIZATION OF ALL UNMONOWN MATERIALS, AND RECEIPTS FROM A DISPOSAL STEE DOCUMENTATION SHALL INCLUDE TO PUBLIC AND ACCEPTABLE TO PUBLIC HEALTH.

35. TRACT O IS DEDICATED BY THIS PLAT FOR RIGHT-OF-WAY PURPOSES ALONG STATE HIGHWAY 93.

28. THE HAWTHERN METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE ROUTINE MANIFORMED FOR THE TRAILS, WITHIN THE TRAIL EXAMPLE CACHING WHITE THE TRAIN DETRICTS A WAY. OR SHOWN HIS REPORT HE HAWTHORN METROPOLITY DISTRICTS THE PRESPONSIBLE FOR REPAIR OR REPAIR OR REPAIR OF DAMAGED PROFITIONS OF THE TRAIL WITHIN SAUT THE FASSIBINTS CONNEY TO SEPTEMBED OUT THE ROUTINE FOR THE PAIR OF THE TRAIL SEPTEMBED BY THE TRAILS FOR THE PAIR OF THE TRAIL SEPTEMBED BY THE TRAIL SEPTEMBED OUT THE TRAIL SEPTEMBED THE PAIR THE PAIR OF THE PAIR OF THE TRAIL SEPTEMBED THE PAIR THE PAIR OF THE PAIR OF THE TRAIL SEPTEMBED THE PAIR THE PAIR OF TH

LANGUAGE. STRUCTURES WHERE THE EAST, IS THE OWNER RESPONSIBILITY OF THE LANGUAGES.

B. PLANT MATERIALS REQUIRED AS PART OF THE COUNTY-APPROVED LANGUAGE PLAN SHALL BE CONTINUOUSLY MANTAINED IN A HEALTHY, GROWING, AND GREEKY, CÓNDITION. THIS SHALL INCLUDE PROPER PRIMING, MOWING OF TURF AREAS, STRUCTURED, THE PRIMING, MOWING OF TURF AREAS, STRUCTURED, THE PRIMING APPLICATION OF "SPECKOPPINE" AND THE RECOLULAR TREATMENT REMOVED, OF DEAD PLANT MATERIALS SHALL BE REPLACED WININ ONE (1) GROWING SLASON (WHERE A GROWING SLASON IS DEFINED AS THE DAYS BETWEEN ARRILL SAN DOTORDER 15) WITH PLANT MATERIALS OF SMILLAY NARELY AND SLEEN ALL CASES, THE REPLACEMENT PLANT MATERIAL OF SMILLAY NARELY AND SLEEN ALL CASES, THE REPLACEMENT PLANT MATERIAL OF SOME COUNTY APPROVED LANGUAGE PLAN.

C. STRUCTURES REQUIRED AS PART OF THE COUNTY-APPROVED LANDSCAPE PLAN, SUCH AS IRRIGATION SYSTEM, FENCES, WALLS, SDEWALK, AND OTHER LANDSCAPE ELEMENTS, SHALL BE CONTINUOUSLY MAINTAINED IN A STRUCTURALLY SOUND, AND ORDERY CONDITION. ALL DAMAGED, DESTROYCE, RIREPARABLE, OR REMOVED LANDSCAPE STRUCTURES SHALL BE REPLACED WITHIN ONE (1) YEAR WITH SIMILAR STRUCTURES, IN ALL CASES, THE REPLACEMENT STRUCTURE SHALL BE PRESERVE THE INITIATY AND PURPOSE OF THE ORIGINAL STRUCTURE AND THE COUNTY-PROPROSE LANDSCAPE PLAN.

D. REQUIRED LANDSCAPE AREAS, AS DELINEATED IN THE COUNTY-APPROVED LANDSCAPE FLAN, SHALL BE KEPT FIRE OF TRASH, LITTER, WEEDS, PEATS, AND OTHER SUCH LEBENTS NOT PEAT OF THE COUNTY-APPROVED FLAN E. ENTRANCE ONTO THE PROPERTY AND PERIODIC INSPECTIONS OF LANDSCAPING BY PERSONNEL FROM THE COUNTY SHALL BE ALLOWED BY THE LANDOWER.

F. ANY DEVIATION FROM THE PROVISIONS AND TERMS OF THE COUNTY-APPROVED LANDSCAPE PLANS IS PROHIBITED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OR STAFF APPROVAL PURSUANT TO THE PROVISIONS OF THE LAND DEVELOPMENT REGULATION.



