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Jefferson County, Colorado

Hawthorn Metropolitan District Nos. 1 & 2 (In the County of Jefferson, Colorado)

DISCLOSURE TO PURCHASERS Pursuant to Article VIII of the Service Plan

4/100

1-7

Name of Districts, Date Organized:	Hawthorn Metropolitan District Nos. 1 & 2, organized December 5, 2012
Contact Information for Districts:	Kristin J. Bowers, Esq. White, Bear & Ankele, P.C. 2154 E. Commons Avenue, Ste. 2000 Centennial, Colorado 80122 303.858.1800
Purpose of the Districts:	The Districts will serve to provide certain public improvements and related operation and maintenance services for the use and benefit of future property owners and residents within the boundaries of the Districts. The Districts will also undertake HOA functions such as architectural review and covenant control responsibilities.
Proposed Public Improvements:	A general description of the facilities and improvements and types of services for which funding may be provided by the proposed Districts include all those permitted under the Special District Act, including but not limited to: water, sanitation, storm drainage, streets, parks and recreation, traffic and safety controls, mosquito and pest control, transportation, security and covenant enforcement; subject to the limitations contained in the Service Plan for the Districts.
Mill Levy Cap:	Mill Levy: 50* mills max. debt service levy Operations and maintenance levy is not subject to a cap <i>*Please note that the mill levy may be adjusted as provided in the Service Plan, and may "roll-off" once certain requirements are met. Please see the Service Plan for additional details.</i>
Sample Mill Levy Calculation: (The calculation used to arrive at property taxes is: Value of the property multiplied by the assessment rate (currently 7.96%), multiplied by the mill levy, divided by 1,000.)	Calculation: ▶ Assuming a \$400,000 average market value for a home: ◦ 50 mills (40 for debt and 10 for operations) ◦ 7.96% residential assessment ratio ◦ \$400,000 * 7.96% = \$31,840 total assessed valuation ◦ \$31,840 * 50 mills / 1000 = \$1,592 taxes annually
Authorized Debt of the Districts per Service Plan:	\$10,000,000 (aggregate)
Fees:	The Districts are authorized to impose fees on each residential lot/home and other property to pay for on-going operation, maintenance, and administrative services provided by the Districts. Fees may be imposed from time-to-time and rates determined in the discretion of the Districts' Boards of Directors. Please contact the Districts for current fee information. At the time of recording this notice there is a \$600 working capital fee imposed and a \$360 yearly general operations fee.
District Boundaries:	Please see map attached as Exhibit A . Please note that the Districts' boundaries may change from time. Please contact the Districts for the latest information.

Exhibit A
Boundary Maps for Hawthorn Metropolitan District Nos. 1 & 2

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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 MONUMENTED AS FOLLOWS:

-THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 BEING A FOUND 3.25" ALUM. CAP LS 12405, PER MON. REC. DATED 8/29/94.

-THE WEST QUARTER CORNER OF SECTION 10 BEING A FOUND 3.25" ALUM. CAP LS 12405, PER 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 655.42 FEET TO THE NORTHWEST CORNER OF NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2, A SUBDIVISION RECORDED AT RECEPTION NUMBER F0783686;

THENCE S 00°10'43" W ALONG THE WESTERLY LINE OF SAID NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2 AND NORTH TABLE MOUNTAIN VILLAGE FILING NO. 1 A DISTANCE OF 2609.46 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 58TH AVENUE;

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°07'55" E A DISTANCE OF 11.31 FEET;
3. S 89°35'58" W A DISTANCE OF 162.45 FEET;
4. N 89°14'05" W A DISTANCE OF 454.84 FEET;
5. N 00°09'05" E A DISTANCE OF 10.00 FEET;
6. N 84°30'43" 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 08°22'48" E A DISTANCE OF 268.34 FEET;
2. N 02°56'29" W A DISTANCE OF 102.04 FEET;
3. N 08°10'21" E A DISTANCE OF 99.81 FEET;
4. N 08°18'15" W A DISTANCE OF 104.40 FEET;

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REVISED LEGAL DESCRIPTION: HAWTHORN SUBDIVISION

SHEET 2 OF 3

5. N 08°23'42" E A DISTANCE OF 500.00 FEET;

6. N 25°23'42" E A DISTANCE OF 104.71 FEET;

7. N 15°02'51" E A DISTANCE OF 590.51 FEET;

8. N 10°53'37" E A DISTANCE OF 249.40 FEET;

9. N 11°48'01" E A DISTANCE OF 247.60 FEET;

10. N 12°29'20" E A DISTANCE OF 92.87 FEET;

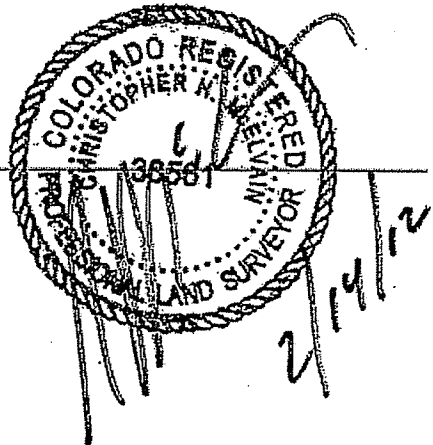
11. N 04°53'23" E A DISTANCE OF 253.98 FEET;

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

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

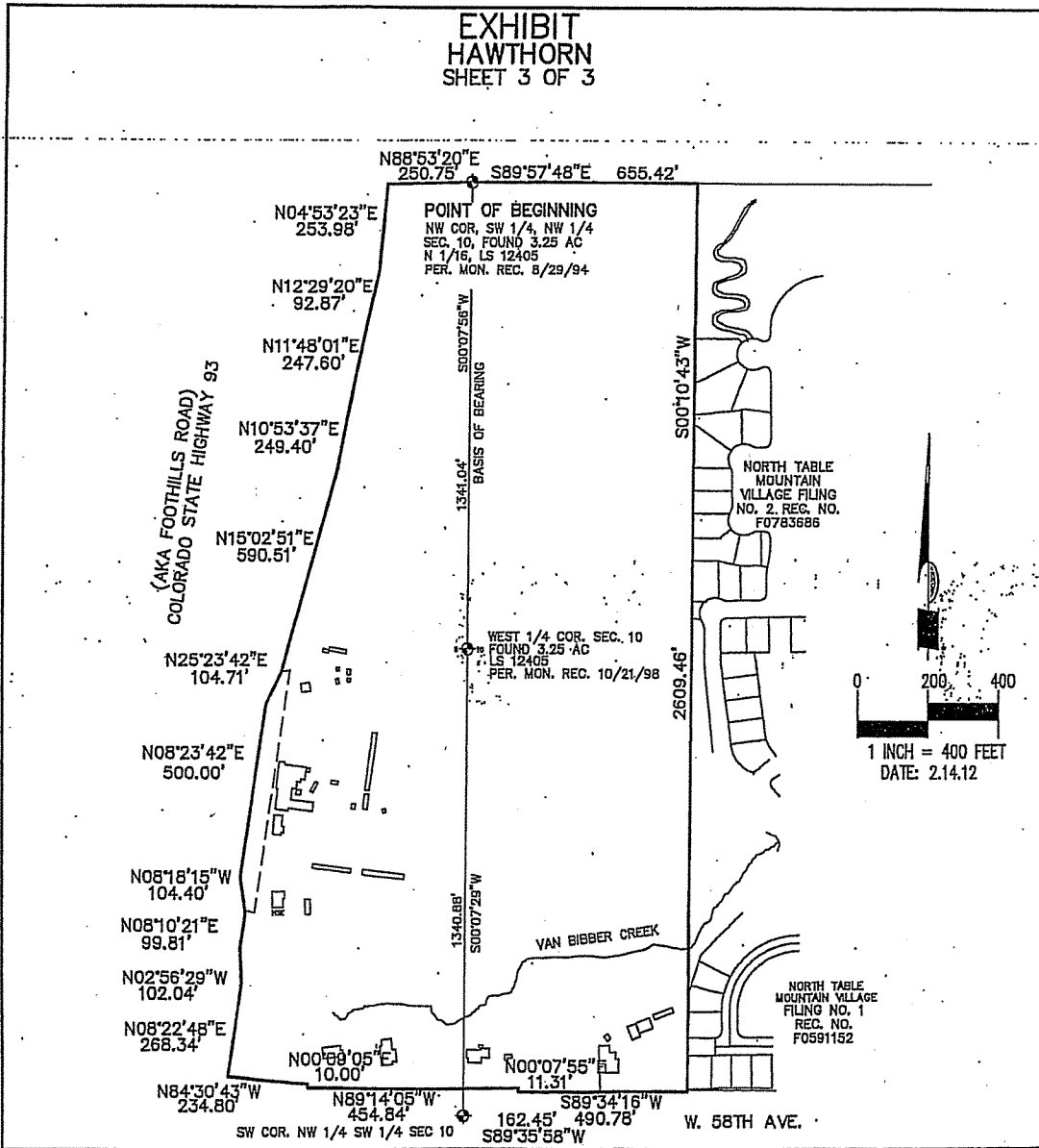
CHRISTOPHER H. McELVAIN, PLS NO. 36561.
FOR AND ON BEHALF OF JEHN ENGINEERING
5690 WEBSTER STREET
ARVADA, CO. 80002

J:\2081\211-085\SURVEY\EXHIBITS\B\1085-BOUNDARY.DOC



B

EXHIBIT HAWTHORN SHEET 3 OF 3



JēHN
ENGINEERING

6630 WEBSTER STREET
ARVADA, CO 80002
PH. (303) 423-6038 FAX (303) 467-9438

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

2,984,977 SF

HAWTHORN

SCALE: 1" = 400' DATE: 02.14.12 2081-211-085

COORDINATING DISTRICT NO. 1 PARCEL - LEGAL DESCRIPTION:

SHEET 1 OF 2

02-29-12

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A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER 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 MONUMENTED AS FOLLOWS:

-THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 BEING A FOUND 3.25" ALUM. CAP LS 12405, PER MON. REC. DATED 8/29/94.

-THE WEST QUARTER CORNER OF SECTION 10 BEING A FOUND 3.25" ALUM. CAP LS 12405, PER MON. REC. DATED 10/21/98.

COMMENCING 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 655.42 FEET TO THE NORTHWEST CORNER OF NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2, A SUBDIVISION RECORDED AT RECEPTION NUMBER F0783686;

THENCE S 00°10'43" W ALONG THE WESTERLY LINE OF SAID NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2 A DISTANCE OF 920.59 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING S 00°10'43" W ALONG SAID WESTERLY LINE OF NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2 A DISTANCE OF 278.84 FEET;

THENCE N 87°51'18" W A DISTANCE OF 34.79 FEET;

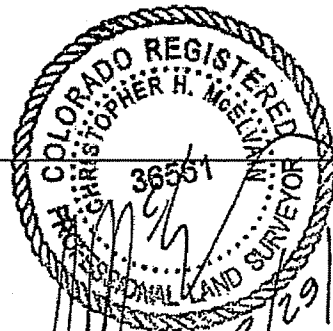
THENCE N 00°09'55" E A DISTANCE OF 277.71 FEET;

THENCE S 89°42'54" E A DISTANCE OF 34.84 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 9,685 SQUARE FEET OR 0.2223 ACRES MORE OR LESS.

I, CHRISTOPHER H. McELVAIN, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

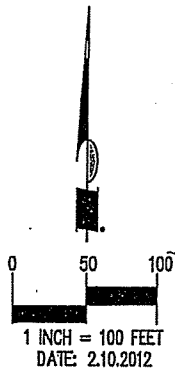
CHRISTOPHER H. McELVAIN, P.L.S. NO. 36561
FOR AND ON BEHALF OF
JEHN ENGINEERING, INC.
5690 WEBSTER STREET
ARVADA, CO. 80002



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EXHIBIT
SHEET 2 OF 2

POINT OF COMMENCEMENT
NW COR, SW 1/4, NW 1/4
SEC. 10, FOUND 3.25 AC
LS 12405



BASIS OF BEARINGS
WEST LINE OF THE SW 1/4 OF THE NW 1/4 SEC. 10
N00°07'56"E
1341.04'

S89°57'48"E 655.42'

PROPOSED
HAWTHORN
SUBDIVISION

S89°42'54"E
34.84'

S00°10'43"W
920.59'

POINT OF BEGINNING

S00°10'43"W
278.84'

NORTH TABLE
MOUNTAIN VILLAGE
FILING NO. 2 REC.
NO. F0783686

WEST 1/4 COR. SEC. 10
FOUND 3.25 AC
LS 12405

N00°09'55"E
277.71'

N87°51'18"W
34.79'

NOTE: THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.
NO MONUMENTS WERE SET FOR THE PREPARATION OF THE ATTACHED
LEGAL DESCRIPTION.

PATH J: \2081\211-085\SURVEY\EXHIBITS\1085-COORD-REV-1

LOCATION:		LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, T3S, R70W, 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO	
9685 S.F.	TITLE:	COORDINATING DISTRICT NO. 1 PARCEL	
SCALE: 1" = 100'	DATE: 2.10.12	2081-211-085	