FINAL PLAT HARDIN SUBDIVISION

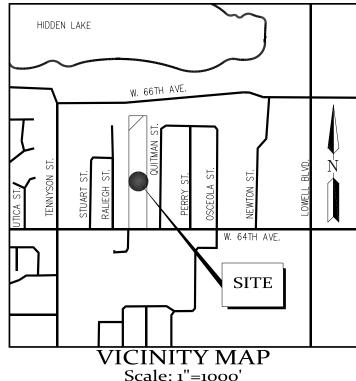
PLT2023-00046

OWNERSHIP AND DEDICATION CERTIFICATE

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

IXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 7





TRACT TABLE

TRACT	USE	OWNER/MAINTAINED	EASEMENTS	AREA
TRACT A	STORM WATER DETENTION	H.O.A.	DETENTION POND EASEMENT TO ADAMS COUNTY	±8,230 SQ. FT. OR ±0.189 ACRES
TRACT B	OPEN SPACE/LANDSCAPING	H.O.A.	N/A	±14,850 SQ. FT. OR ±0.341 ACRES
TRACT C	PRIVATE DRIVE FOR VEHICULAR & PEDESTRIAN ACCESS, EMERGENCY ACCESS & UTILITIES	H.O.A.	N/A	±39,790 SQ. FT. OR ±0.913 ACRES
TRACT D	OPEN SPACE/LANDSCAPING	H.O.A.	N/A	±775 SQ. FT. OR ±0.018 ACRES

H.O.A. = HOME OWNERS ASSOCIATION

A PARCEL OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING A FOUND 2" ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX WHENCE THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION 6, BEING A FOUND 3.25" ALUMINUM CAP STAMPED PLS 36070 IN RANGE BOX BEARS NORTH 89°52'58" EAST A DISTANCE OF 2640.30 FEET; THENCE NORTH 89°52'58" EAST A DISTANCE OF 741.56 FEET TO THE POINT OF

KNOW BY ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, THE WILLIAM E. HARDIN REVOCABLE

TRUST, BEING THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE1/4) SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN. COUNTY OF

ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE DEPARTING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 6, NORTH 01°05'51" EAST, A DISTANCE OF 1152.72 FEET TO A POINT ON THE SOUTH LINE OF LOT 14, BLOCK 2 OF LAKE SHORE SUBDIVISION AS SHOWN ON THAT CERTAIN MAP RECORDED IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE IN FILE 10, MAP 298;

THENCE ALONG THE SOUTH LINE OF LOTS 12, 13, AND 14, OF BLOCK 2, SAID LAKE SHORE SUBDIVISION, NORTH 84*52'19" EAST, A DISTANCE OF 186.64 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, BLOCK 2 SAID LAKE SHORE SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 5, RESUBDIVISION OF FALBO ESTATES SECOND FILING AS SHOWN ON THAT CERTAIN MAP RECORDED IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE IN FILE 11, MAP 180:

THENCE DEPARTING SOUTH LINE OF SAID LOT 12, ALONG THE WEST LINE OF LOTS 1 THROUGH 4 INCLUSIVE, BLOCK 5, RESUBDIVISION OF FALBO ESTATES SECOND FILING AND THE WEST LINE OF LOTS 1 THROUGH 10, BLOCK 1 OF FALBO ESTATES AS SHOWN ON THAT CERTAIN MAP RECORDED IN THE ADAMS COUNTY CLEARK AND RECORDERS OFFICE IN FILE 11, MAP 142, SOUTH 01°00'50" WEST, A DISTANCE OF 1168.99 FEET TO THE SOUTHWEST CORNER OF SAID FALBO ESTATES AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 6, SOUTH 89°52'58" WEST, A DISTANCE OF 187.29 FEET TO THE POINT OF BEGINNING.

CONTAINING ±216,387 SQUARE FEET OR ±4.968 ACRES OF LAND, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO LOTS, EASEMENTS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HARDIN SUBDIVISION — AND DO HEREBY DEDICATE TO ADAMS COUNTY, FOR THE USE OF THE PUBLIC, ALL PUBLIC STREETS AS SHOWN HEREON, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY, THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND

EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF ____ , 20__.

OWNER: THE WILLIAM E. HARDIN REVOCABLE TRUST

BY: GARY HARDIN, AS SUCCESSOR TRUSTEE

NOTARY ACKNOWLEDGMENTS

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF _______, 20____, BY GARY HARDIN, SUCCESSOR TRUSTEE OF THE WILLIAM E. HARDIN REVOCABLE TRUST.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S NOTES

- 1. ACCORDING TO 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 THE CERTIFICATION SHOWN HEREON.
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, NATIONAL COMMERCIAL SERVICES:

ORDER No. 00100426-200-8E8-ME3, WITH AN EFFECTIVE DATE OF MARCH 5, 2024.

- 3. FLOOD ZONE DESIGNATION: AS SHOWN ON F.I.R.M. MAP PANEL #08001C 0583H, WITH AN EFFECTIVE REVISION DATE OF MARCH 5, 2007, THE SUBJECT PROPERTY LIES ENTIRELY WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 4. FIELD SURVEY COMPLETION COMPLETION DATE: APRIL 30, 2021.
- 5. BASIS OF BEARINGS: NORTH 89°52'58" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 2" DIAMETER ILLEGIBLE ALUMINUM CAP IN RANGE BOX AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) AND A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 36070 AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4).

SURVEYOR'S NOTES (CONTINUED FROM LEFT)

- 6. STORM DRAINAGE FACILITIES STATEMENT:
 THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM
 DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY
 OWNERS 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 SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO
 MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE
 PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE
 PROPERTY OWNERS. A DETENTION POND EASEMENT OVER TRACT A IS DEDICATED BY THIS PLAT TO ADAMS
- 7. UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- 8. THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT, DEFINED AS BEING EXACTLY 1200/3937 OF A METER.
- 9. WATER SERVICE AND SANITARY SEWAGE COLLECTION/TREATMENT WILL BE CRESTVIEW WATER AND SANITATION DISTRICT.
- 10. NO EXISTING RECORDED EASEMENT WAS FOUND FOR THE JUTCHEM DITCH. NO STRUCTURES CAN BE BUILT OR CAUSED TO BE BUILT IN THE 20' JUTCHEM DITCH DRAINAGE EASEMENT (J.D.D.E.) PRESCRIPTIVE IRRIGATION RIGHTS/EASEMENT. ACCESS ACROSS SAID EASEMENT AT 90 DEGREES IS PERMISSIBLE.
- 11. A MINIMUM 30-FOOT BUILDING SETBACK IS REQUIRED FROM THE EXTERNAL BOUNDARIES OF THE HARDIN SUBDIVISION.
- 12. THE PRIVATE ACCESS DRIVES WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSUMED BY THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVES PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY ADAMS COUNTY IN THE FUTURE. WITH THE SALE OF EACH LOT ADJOINING A PARTICULAR PRIVATE ACCESS DRIVE, THE OWNER SHALL PROVIDE THE PURCHASER(S) A NON_EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER, THROUGH AND ACROSS THAT PARTICULAR PRIVATE ACCESS DRIVE, AND ACROSS ANY OFFSITE PRIVATE STREET/ROAD THAT CONNECT THIS SUBDIVISION TO A PUBLIC ROAD.
- 13. TRACT A AND B IS FOR COMMON AREA, LANDSCAPE, DRAINAGE AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT A AND B WILL BE MAINTAINED BY THE SUBDIVIDER, ITS (OR HIS) SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO THE HOMEOWNERS ASSOCIATION
- 14. NO BUILDING PERMIT SHALL BE ISSUED FOR A DWELLING STRUCTURE ON ANY LOT UNTIL THE PRIVATE STREET HAS BEEN INSPECTED, REVIEWED, AND APPROVED BY THE FIRE PROTECTION DISTRICT. AT THE TIME OF BUILDING PERMIT APPLICATION, A LETTER FROM THE FIRE PROTECTION DISTRICT SHALL BE SUBMITTED TO THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT INDICATING THAT SAID CONSTRUCTION HAVE BEEN COMPLETED AND APPROVED BASED ON THE FIRE DEPARTMENT REQUIREMENTS.

STATEMENT OF PURPOSE

THIS SUBDIVISION PLAT IS BEING FACILITATED TO CREATE 34 RESIDENTIAL LOTS, 3 TRACTS AND DEDICATE STREET RIGHT-OF-WAY FOR PUBLIC PURPOSES.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE	ADAMS COUNTY B	BOARD OF COMMISSIONERS	THIS DAY OF
	20		

CHAIR

ADAMS COUNTY ATTORNEY

APPROVED AS TO FORM

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

RICHARD B. GABRIEL, P.L.S. Colorado License No. 37929 For and on behalf of Power Surveying Company, Inc.



CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT IF				
O'CLOCKM., THIS	Di	AY OF	, A.D., 20	
FILED AT RECEPTION NO				
BY:				
D1				

	MS C	COUNTY	RECORI	DER	
DFPUTY					

LAND USE TABLE

LOTS	141,507 SQ. FT.	3.249 ACRES
TRACTS	63,645 SQ. FT.	1.461 ACRES
DEDICATION	11,235 SQ. FT.	0.258 ACRES
SITE TOTAL	216,387 SQ. FT.	4.968 ACRES



TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	MARCH 17, 2024
REVISION DATE:	MAY 14, 2024
REVISION DATE:	JULY 15, 2024
REVISION DATE:	JULY 31, 2024
JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg
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SHEET 1 OF 7

PLT2023-00046

FINAL PLAT HARDIN SUBDIVISION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 7

LOT 1 ADJACENT OWNER:

MICHAEL R AND RHONDA C SAAVEDERA PARCEL NO. 0182506408011

(NO SALES RECORDS AVAILABLE)

(NOT A PART)

1170.44'(R)

73.51

LOT 20 ±5,656 S.F.

±3,959 S.F. (±0.091 ACRES)

N01°05'51"E

UNPLATTED

ADJACENT OWNER: DARREL A SAND JR AND MICHAELLA SAND

PARCEL NO. 0182506400027

REC. #C0346528

(NOT A PART)

1168.99'(C)

LOT 10

ADJACENT OWNER: STEVE AND NORA GONZALEZ

PARCEL NO. 0182506408010 REC. #C0320844

51.39'

LOT 22 ±3,958 S.F. (±0.091 ACRES)

TRACT C ±39,790 S.F.

(±0.913 ACRES)

___ <u>5</u>1.<u>39</u>' ___

LOT 11 ±3,958 S.F.

(±0.091 ACRES)

UNPLATTED

ADJACENT OWNER:

PARCEL NO. 0182506400026

(NO SALES RECORDS AVAILABLE)

(NOT A PART)

N 01°03'21" E 966.39'

51.42'

LOT 21 ±3,959 S.F

N 01°03'21" E 966.72'

LOT 12 ±3,959 S.F.

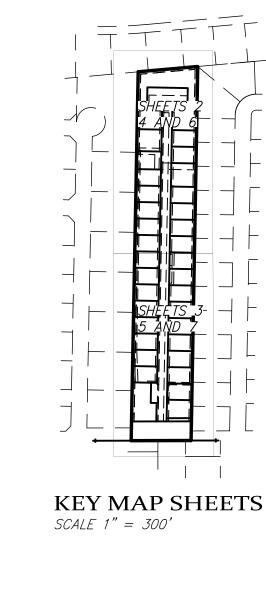
(±0.091 ACRES)

— —51.42**'**— —

1152.72'(C)

1137.34'(R)

NOTE: SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



LINE TABLE

L1 - N 88*56'15" W 8.01' L2 - S 88'54'09" E 8.00' L3 - S 88°56'39" E 5.58' L4 - N 88°56'39" W 5.58' L5 - S 88'56'39" E 8.00' [L6 - S 01°03'21" W 10.00'] [L7 — N 88**·**56'39" W 8.00'] [L8 – S 88**°**56'39" E 3.42' [L9 - N 88°56'39" W 3.42'] L10 - N 01°03'21" E 24.00' . L11 – S 01°03'21" W 24.00' [L12 – N 88**°**56'49" W 19.00⁷ [L13 — N 88**°**56'49" W 19.00' [L14 – S 88**°**56'39" E 30.00' ⁻ [L15 - S 01°03'21" W 5.00'] [L17 – S 88**°**56'39" E 8.00'] [L18 – N 88°56'39" W 8.00′] [L19 – N 88°56'39" W 8.00']

[L20 - S 88*56'39" E 8.00'] [L21 - S 89*52'58" W 6.00']

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH		DELTA ANGLE
C1	22.42'	35.21	31.70'	S 43°56'44" E	90°00'09"
C2	27.42'	43.07'	38.77'	N 46°03'16" E	89°59'51"
C3	28.00'	43.98'	39.60'	N 43°56'44" W	90'00'09"
C4	28.00'	43.98'	39.60'	S 46°03'16" W	89°59'51"
C5	22.42'	19.56'	18.94'	S 63°57'23" E	49°58'51"
C2 C3 C4 C5 C6 C7	22.42'	15.66'	15.34'	N 18 ° 57'19" W	40°01'18"
C7	27.42	21.49'	20.94'	N 68'36'02" E	44°54'19"
C8	27.42	21.58'	21.02'	N 23°36'06" E	45°05'32"

FALBO ESTATES

FILE 11, MAP 142

BLOCK 1

LOT 8

ADJACENT OWNER:

GREGORY T AND CHERYL A MARES
PARCEL NO. 0182506408008

REC. #2015000091150 (NOT A PART)

51.34'

LOT 24 ±3,958 S.F. (±0.091 ACRES)

LOT 9 ±3,958 S.F

UNPLATTED

ADJACENT OWNER:

SHARON KAY HEIN AND SHARLENE HEIN

(NO SALES RECORDS AVAILABLE)

(NOT A PART)

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SHEET

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SEI

MATCHLINE

LOT 9

ADJACENT OWNER:

DARRELL L JACQUEZ PARCEL NO. 0182506408009 REC. #2019000114646

(NOT A PART)

51.37'

8' D.E. & U.E.

<u>51.37'</u>

LOT 10 ±3,958 S.F.

(±0.091 ACRES)

20' 40'



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JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg				
SHEET 2 OF 7					

	1	I .	'
	MAP LEGEND		
\circ	MONUMENT FOUND, AS NOTED	 - EXISTING RECORD EASEMENT LINE	
•	SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE	 NEW EASEMENT GRANTED PER THIS PLA (DIMENSIONED IN [] BRACKETS)	Τ
(C)	CAL CUL A TED	 NEW LOT LINE PER THIS PLAT	
(M)	MEASURED	 — ADJOINING PARCEL OR LOT LINE	
(R)	RECORD	 — CENTER LINE	
D.E.	DRAINAGE EASEMENT	 - PUBLIC LANDS SURVEY SECTION LINE	
U.E.	UTILITY EASEMENT	 - PLAT BOUNDARY LIMITS	
J.D.D.E.	JUTCHEM DITCH DRAINAGE EASEMENT		

FALBO ESTATES SECOND FILING

FILE 11, MAP 180

LOT 3

BLOCK 5

ADJACENT OWNER:

JAMES F BLOESCH
PARCEL NO. 0182506408013
BOOK 4674 PAGE 59

51.52'

LOT 18 ±3,960 S.F.

LOT 15 ±5,264 S.F.

(±0.121 ACRES)

68.50'

75.36'

LOT 17

±5,740 S.F.

┌ 6' U.E.

LOT 16 ±5,314 S.F.

(±0.122 ACRES)

8' U.E. -

UNPLATTED

ADJACENT OWNER:

LARRY F WOLFE
PARCEL NO. 0182506400050

REC. #2008000001420

(NOT A PART)

69.51

LOT 2

ADJACENT OWNER:

DAM NGUYEN
PARCEL NO. 0182506408012

REC. #2019000040597 (NOT A PART)

51.49

LOT 19 ±3,959 S.F

51.49

<u>_5</u>6<u>.24</u>'__

-EASEMENT (SEE NOTE #10

(±0.099 ACRES)

---56.24**'**--

QUITMAN COURT

S01°00'50"W

LOT 5

8' D.E. &

U.E.

LOT 12

PAUL A WAGNER AND DAWN M RICHARDS PARCEL NO.

0182506406009

#2008000013107

"(NOT A PART)

BLOCK 2

LOT 13

9.86 (R)
PARCEL NO.
PARCEL NO.
PARCEL NO.
PARCEL NO.
PARCEL NO.
PARCEL NO.

0182506406008

#2021000080441

(NOT A PART)

LOT 14

ADJACENT OWNER:

ALBERTO E AND ESTHER A HERRERA PARCEL NO.

REC. #2017000016234

FOUND 1.5" ALUMINUM CAP STAMPED PLS 37929

1.00' WITNESS CORNER

TRACT B

±14,850 S.F. (±0.341 ACRES)

124.76

LOT 4

S 01°03'20" W

N 88'56'49" W

N 01°03'21" E

109.66

FOUND 1.5" ALUMINUM

1.00' WITNESS CORNER

PROPOSED FIRE HYDRANT

CAP STAMPED PLS 37929

24.58

ADJACENT OWNER: LUIS VASQUEZ AND PRICILLA CRUZ PARCEL NO. 0182506408014 REC. #2014000021982

---- PUBLIC LANDS SURVEY SECTION LINE

- PLAT BOUNDARY LIMITS

D.E.

U.E.

J.D.D.E.

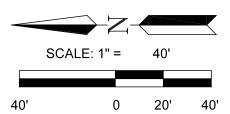
DRAINAGE EASEMENT

PROPOSED FIRE HYDRANT

JUTCHEM DITCH DRAINAGE EASEMENT

UTILITY EASEMENT

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SHEET 3 OF 7

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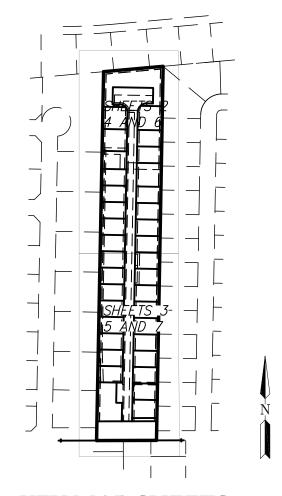
BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 7

NOTE:

SEE SHEETS 2 AND 3 FOR LOT DETAIL INFORMATION

PLT2023-00046



KEY MAP SHEETS SCALE 1" = 300'

LINE TABLE

L1 - N 88°56'15" W 8.01' L2 - S 88°54'09" E 8.00' L3 - S 88°56'39" E 5.58' L4 - N 88°56'39" W 5.58' L5 - S 88°56'39" E 8.00' [L6 - S 01°03'21" W 10.00'] [L7 - N 88*56'39" W 8.00'] [L8 - S 88°56'39" E 3.42'] [L9 — N 88°56'39" W 3.42'] [L10 – N 01°03'21" E 24.00' [L11 - S 01°03'21" W 24.00'] ĪL12 — N 88°56'49" W 19.00[°] [L13 – N 88°56'49" W 19.00' [L14 - S 88*56'39" E 30.00'] [L15 — S 01°03'21" W 5.00' [L16 – S 88°56'39" E 6.00'] [L17 - S 88*56'39" E 8.00'] [L18 — N 88**°**56'39" W 8.00[°] [L19 - N 88°56'39" W 8.00' [L20 – S 88*****56'39" E 8.00' [L21 - S 89°52'58" W 6.00']

RESUBDIVISION OF LOT 5 FALBO ESTATES SECOND FILING FALBO ESTATES FILE 11, MAP 180 FILE 11, MAP 142 LOT 4 LOT 3 LOT 2 LOT 1 ADJACENT OWNER: LOT 10 LOT 9 BLOCK 1 LOT 8 BLOCK 5 ADJACENT OWNER: ADJACENT OWNER: MICHAEL R AND RHONDA C SAAVEDERA PARCEL NO. 0182506408011 ADJACENT OWNER:
GREGORY T AND CHERYL A MARES DAM NGUYEN
PARCEL NO. 0182506408012 ADJACENT OWNER: ADJACENT OWNER: LUIS VASQUEZ AND PRICILLA CRUZ STEVE AND NORA GONZALEZ PARCEL NO. 0182506408010 REC. #C0320844 JAMES F BLOESCH ADJACENT OWNER: (NO SALES RECORDS AVAILABLE) REC. #2019000040597 (NOT A PART) PARCEL NO. 01825d6408008 DARRELL L JACQUEZ PARCEL NO. 0182506408009 REC. #2019000114646 PARCEL NO. 0182506408014 (NOT A PART) BOOK 4674 PAGE 59 FOUND 1.5" ALUMINUM REC. #2014000021982 (NOT A PART) CAP STAMPED PLS 37929 LOT 12 (NOT A PART) 1170.44'(R) 1.00' WITNESS CORNER ADJACENT OWNE S01°00'50"W 1168.99'(C) PAUL A WAGNE AND DAWN M D.E. & U.E PARCEL NO. [S 01°00'50" W 0182506406009 8' D.E. & ┛ 20.00'] #200800001310 U.E. (NOT A PART) LOT 18 **LOT 19** ±3,959 S.F. LOT 17 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 ±3,958 S.F. (±0.091 ACRES) (±0.091 ACRES) (±0.132 ACRES) (±0.091 ACRES) (±0.130 ACRES) (±0.091 ACRES) (±0.091 ACRES) (±0.091 ACRES 5 TRACT B 32.17' WATER 6' U.E. 20.00'] EASEMENT BY [S 01°03'21" W 437.98'] ┌ 6' U.E. [L17]-SEPERATE DOCUMENT П S 01°03′21″ W 484.31 [S 88*56'39" E 20.00'] 8 BLOCK 2 S 01°03'21" W 964.68'] **QUITMAN COURT** _ 26' FIRE LANE 20' SANITARY SEWER EASEMENT 32.17 LOT 13 EASEMENT BY [N 01°03'21" E 966.93'] _[N 01°03'21" E 965.09'] ADJACENT OWNER: S SS <u>01°03'21" W 45.36']</u> _[N 01°03'21" E 857.02']_ 20' J.J.D.E. DRAINAGE -EASEMENT (SEE NOTE #10) 0182506406008 N 01°03'21" E 45.36 #2021000080441 "(NOT A PART) LOT 15 ±5,264 S.F. (±0.121 ACRES) -|10.00' **LOT 16** ±5,314 S.F. **LOT 12** ±3,959 S.F LOT 14 **LOT 11** ±3,958 S.F **LOT 10** ±3,958 S.F LOT 9 $(\pm 0.122 ACRES)$ (±0.091 ACRES) (±0.099 ACRES) (±0.091 ACRES) $(\pm 0.091 \text{ ACRES})$ (±0.091 ACRES) $(\pm 0.091 ACRES)$ [N 88°56'39" W 8' U.E. -10.00' 56.89'] 3 01°05'51" W 623.78' LOT 14 N 01°05'51" E 624.00' N01°05'51"E 1152.72'(C) - FOUND 1.5" ALUMINUM ADJACENT OWNER: [N 01°05'51" CAP STAMPED PLS 37929 8' U.E. — ALBERTO E AND ESTHER A HERRERA 1137.34'(R) 20.00'] 1.00' WITNESS CORNER PARCEL NO. REC. #2017000016234 UNPLATTED UNPLATTED UNPLATTED ADJACENT OWNER: UNPLATTED SHARON KAY HEIN AND SHARLENE HEIN ADJACENT OWNER ADJACENT OWNER: ADJACENT OWNER: LARRY F WOLFE
PARCEL NO. 0182506400050 DARREL A SAND JR AND MICHAELLA SAND (NO SALES RECORDS AVAILABLE) PARCEL NO. 0182506400027 PARCEL NO. 0182506400026 REC. #2008000001420 (NOT A PART) REC. #C0346528 (NO SALES RECORDS AVAILABLE) (NOT A PART) (NOT A PART)

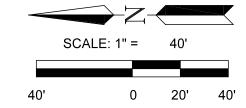
MAP LEGEND

PROPOSED FIRE HYDRANT

 \bigcirc MONUMENT FOUND, AS NOTED EXISTING RECORD EASEMENT LINE SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, NEW EASEMENT GRANTED PER THIS PLAT PLS 37929, TYPICAL UNLESS NOTED OTHERWISE (DIMENSIONED IN [] BRACKETS) (C) CAL CULA TED - NEW LOT LINE PER THIS PLAT (M)MEASURED — — — ADJOINING PARCEL OR LOT LINE (R)RECORD — CENTER LINE DRAINAGE EASEMENT D.E. ---- PUBLIC LANDS SURVEY SECTION LINE UTILITY EASEMENT U.E. - PLAT BOUNDARY LIMITS JUTCHEM DITCH DRAINAGE EASEMENT J.D.D.E.

CURVE TABLE

	RADIUS				DELTA ANGLE
C1	22.42'	35.21'	31.70'		90'00'09"
C2	27.42'	43.07	38.77'	N 46°03'16" E	89*59'51"
C3	28.00'	43.98'	39.60'		90'00'09"
C4 C5	28.00'	43.98'	39.60'	S 46°03'16" W	89*59'51"
C5	22.42'	19.56'	18.94'	S 63°57'23" E	49*58'51"
C6	22.42'	15.66'	15.34	N 18 ° 57'19" W	40 ° 01'18"
C7	27.42'	21.49'	20.94'	N 68'36'02" E	44°54'19"
C8	27.42'	21.58'	21.02'	N 23°36'06" E	45*05'32"





TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	MARCH 17, 2024
REVISION DATE:	MAY 14, 2024
REVISION DATE:	JULY 15, 2024
REVISION DATE:	JULY 31, 2024
JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg

SHEET 4 OF 7

FINAL PLAT HARDIN SUBDIVISION PLT2023-00046 BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, FOUND 3-1/4" DIAM. ALUMINUM CAP IN RANGE TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO NOTE: BOX, PLS 36070, 1.3' SHEET 5 OF 7 BELOW GRADE (ACCEPTED SEE SHEETS 2 AND 3 FOR LOT AS SE COR SEC 6, T.03S., DETAIL INFORMATION R. 68W., 6th P.M.) FALBO ESTATES FILE 11, MAP 142 50.00' LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 ADJACENT OWNER: GREGORY T AND CHERYL A MARES ADJACENT OWNER: REC. NO. ADJACENT OWNER: THE BRUCE RANDAL KARASIK TRUST ADJACENT OWNER: BLOCK 1 ADJACENT OWNER: ADJACENT OWNER: ADJACENT OWNER: FRATES JANNA LEE FALBO JOSEPH THOMAS MCINTOSH VINQUIST ERIC L AND VINQUIST NADINE MC CHARLOTTE RUTH DETERS PARCEL NO. 0182506408004 CARLOS AND GLORIA BALDERAS PARCEL NO. 0182506408002 C0209033 PARCEL NO. 0182506408008 ADJACENT OWNER: PARCEL NO. 0182506408001 CULLOCH PARCEL NO. 0182506408006 IVON Y FRIAS AND SANTIAGO TINOCO REC. #C0539274 PARCEL NO. 0182506408003 REC. #2019000015990 REC. #C0645916 (NOT A PART) PARCEL NO. 0182506408005 REC. #C0272604 (NOT A PART) (NOT A PART) (NOT A PART) REC. #2020000134473 (NOT A PART) (NOT A PART) FOUND 1.5" ALUMINUM 30.00' CAP STAMPED PLS 37929 -1170.44'(R) AT 30.00' WITNESS REC. NO. S01°00'50"W 1168.99'(C) 8' U.E. — 738630 CORNER 8' D.E. & _ 8' D.E. & _ U.E. TRACT D U.E. LOT 34 5 LOT 26 LOT 25 LOT 27 **LOT 28** ±3,956 S.F ±4,403 S.F. (±0.101 ACRES) (±0.018 ACRES) LOT 29 LOT 30 ±3,956 S.F. (±0.091 ACRES) LOT 33 (±0.091 ACRES) (±0.091 ACRES) (±0.091 ACRES) ±3.956 S. (±0.091 ACRES) (±0.091 ACRES) (±0.091 ACRES) (±0.091 ACRES WATER 6' U.E. 32.17' WATER EASEMENT BY <u>-[L17] [S 01'03'21" W 102.59']</u> EASEMENT BY SEPERATE SEPERATE DOCUMENT [S 01'03[']21" W 425.69'] <u>DOCUMENT</u> 8' D.E. & U.E. **/**-[L9] -_[\$_01'03'21"_W__57.58']/_[\$_01'03'21"_W_56.80' S 01°03'21" W 362.71 [S 01°03'21" W 966.40'] EASEMENT BY S [S 01°03'21" W 964.68'] SEPERATE TRACT _[S 89°52'58" W 26.01'] **QUITMAN COURT** DOCUMEN^{*} [N <u>01</u>°03'21" E 966.93'] [S 89°52'58" W 20.00'] _[N_01°03'21" E 965.09'] N 01°03'21" E 57.58'] 857.02'] 26' FIRE LANE 20' SANITARY [N 01°03'24" E 57.46'] AMS EASEMENT 35.00' REC. NO. **KEY MAP SHEETS** 5' DRAINAGE C0943920 EASEMENT **LOT 7** ±3,957 S. SCALE 1" = 300'LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 ±3,956 S.F. (±0.091 ACRES) TRACT A LOT 1 ±3,956 S.F. (±0.091 ACRES) +3.957 SJ (±0.091 ACRES) $(\pm 0.091 \text{ ACRES})$ (±0.091 ACRES) $(\pm 0.091 \text{ ACRES})$ (±0.091 ACRES) $(\pm 0.091 \text{ ACRES})$ (±0.189 ACRES) [S 02°09'20" E 102.53'] S 01°05'51" W 623.78 LINE TABLE POINT OF 8' U.E. — AVENUE BEGINNING T L1 - N 88°56'15" W 8.01' L2 - S 88*54'09" E 8.00' ■[N 02°09'20" W 102.30'] N01°05'51"E L3 - S 88°56'39" E 5.58' 1152.72'(C) L4 - N 88°56'39" W 5.58' 1137.34['](R) FOUND 1.5" ALUMINUM-40.00' L5 - S 88°56'39" E 8.00' CAP STAMPED PLS 37929 [L6 - S 01°03'21" W 10.00"] AT 30.00' WITNESS ĪL7 — N 88°56'39" W 8.00' CORNER UNPLATTED [L8 - S 88°56'39" E 3.42'] UNPLATTED UNPLATTED [L9 - N 88°56'39" W 3.42'] ADJACENT OWNER: ROSEMARY J BROWN AND LOTTIE A BROWN ADJACENT OWNER: ADJACENT OWNER: ADJACENT OWNER: KATHERINE MOISAN AND FORREST MOISAN L10 – N 01°03'21" E 24.00' UNPLATTED DARRELL E GOMEZ PARCEL NO. 0182506400022 ADJACENT OWNER: SHARON KAY HEIN AND SHARLENE HEIN PARCEL NO. 018250640002 L11 – S 01°03'21" W 24.00' PARCEL NO. 0182506400023 PARCEL NO. 0182506400024 [L12 – N 88°56'49" W 19.00⁷ (NOT A PART) (NOT A PART) PARCEL NO. 0182506400025 (NOT A PART) (NOT A PART) L13 – N 88°56'49" W 19.00' (NO SALES RECORDS AVAILABLE) [L14 - S 88°56'39" E 30.00'] [L15 — S 01°03'21" W 5.00' . L16 – S 88**°**56'39" E 6.00' [L17 - S 88°56'39" E 8.00' [L18 – N 88**°**56'39" W 8.00' . L19 – N 88°56'39" W 8.00' FOUND 2" DIAM. ILLEGIBLE [L20 - S 88°56'39" E 8.00' ALUM. CAP IN RANGE [L21 - S 89*52'58" W 6.00'] BOX, 1.3' BELOW GRADE (ACCEPTED AS S 1/4 COR SEC 6, T. 3S., R. 68W., 6th P.M.)(POINT OF COMMENCEMENT) **CURVE TABLE** MAP LEGEND CHORD BEARING DELTA ANGLE 3 43°56'44" E 90°00'09" \bigcirc MONUMENT FOUND, AS NOTED | N 46*03'16" E | 90*00'09" |
N 46*03'16" E	89*59'51"
N 43*56'44" W	90*00'09"
S 46*03'16" W	89*59'51"
S 63*57'23" E	49*58'51"
N 18*57'19" W	40*01'18"
N 68*36'02" E	44*54'19"
N 23*36'06" E	45*05'32"

REVISION DATE:

REVISION DATE:

JOB NO. 501-21-104

SHEET 5 OF 7

Surveying Company, Inc.

6911 BROADWAY

Denver, CO 80221

Established 1948

PH. 303-702-1617 FAX. 303-702-1488 JULY 15, 2024

JULY 31, 2024

DWG: 21-104 PLAT.dwg

PROPOSED FIRE HYDRANT

PLT2023-00046

HARDIN SUBDIVISION **ADDRESS PLAT**

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 6 OF 7

LOT 1 ADJACENT OWNER: MICHAEL R AND RHONDA C SAAVEDERA PARCEL NO. 0182506408011

(NO SALES RECORDS AVAILABLE)

(NOT A PART)

1170.44'(R)

#6560

LOT 20 | ±5,656 S.F. | (±0.130 ACRES)

1168.99'(C)

LOT 10

ADJACENT OWNER: STEVE AND NORA GONZALEZ

PARCEL NO. 0182506408010 REC. #C0320844

#6548

LOT 21

±3,959 S.F. (±0.091 ACRES)

#6536

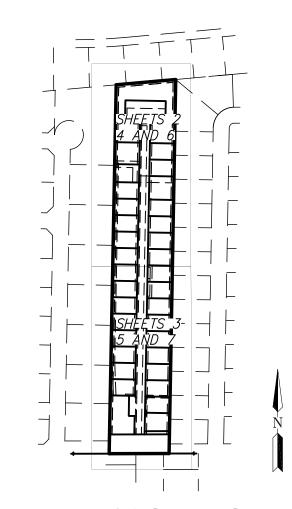
LOT 22

±3,958 S.F. (±0.091 ACRES)

(NOT A PART)

NOTE:

SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



KEY MAP SHEETS SCALE 1" = 300'

SHEET ±14,850 S.F. (±0.341 ACRES) **QUITMAN COURT** TRACT C ±39,790 S.F. SEE(±0.913 ACRES) MATCHLINE #6585 #6597 #6573 #6561 #6549 #6537 #6525 #6513 **LOT 15** ±5,264 S.F. **LOT 16** ±5,314 S.F. LOT 13 **LOT 14** ±4,325 S.F **LOT 12** ±3,959 S.F. **LOT 11** ±3,958 S.F. LOT 10 ±3,958 S.F. (±0.091 ACRES) **LOT 9** ±3,958 S.F (±0.121 ACRES) ±3,959 S.F. (±0.091 ACRES) (±0.122 ACRES) (±0.099 ACRES) (±0.091 ACRES) (±0.091 ACRES) (±0.091 ACRES) 1152.72'(C) N01°05'51"E FOUND 1.5" ALUMINUM CAP STAMPED PLS 37929 1137.34'(R) 1.00' WITNESS CORNER UNPLATTED UNPLATTED UNPLATTED ADJACENT OWNER: UNPLATTED SHARON KAY HEIN AND SHARLENE HEIN PARCEL NO. 0182506400025 ADJACENT OWNER: ADJACENT OWNER: DARREL A SAND JR AND MICHAELLA SAND ADJACENT OWNER: LARRY F WOLFE PARCEL NO. 0182506400050 DAVID A WHITE AND MARY K WHITE PARCEL NO. 0182506400026 (NO SALES RECORDS AVAILABLE) PARCEL NO. 0182506400027 REC. #2008000001420 (NOT A PART) (NOT A PART) REC. #C0346528 (NO SALES RECORDS AVAILABLE)

MAP LEGEND

PROPOSED FIRE HYDRANT

LOT 5

LOT 12

PAUL A WAGNER AND DAWN M RICHARDS PARCEL NO.

0182506406009 REC. #2008000013107

"(NOT A PART)

BLOCK 2

9. 64 (C)

ADJACENT OWNER: 86 (R)

PARCEL NO.

PARCEL NO.

1019350140505

LOT 14

ADJACENT OWNER:

ALBERTO E AND ESTHER A HERRERA PARCEL NO.

REC. #2017000016234

0182506406008 REC.

#2021000080441

S W LOT 13

FOUND 1.5" ALUMINUM CAP STAMPED PLS 37929

1.00' WITNESS CORNER

TRACT B

LOT 4

ADJACENT OWNER: LUIS VASQUEZ AND PRICILLA CRUZ PARCEL NO. 0182506408014 REC. #2014000021982

\circ	MONUMENT FOUND, AS NOTED	 —— EXISTING RECORD EASEMENT LINE
•	SET REBAR & $1-1/2$ " DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE	 NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
(C)	CAL CUL A TED	 - NEW LOT LINE PER THIS PLAT
(M)	MEASURED	 — ADJOINING PARCEL OR LOT LINE
(R)	RECORD	 — CENTER LINE
D.E.	DRAINAGE EASEMENT	 — PUBLIC LANDS SURVEY SECTION LINE
U.E.	UTILITY EASEMENT	- PLAT BOUNDARY LIMITS
J.D.D.E.	JUTCHEM DITCH DRAINAGE EASEMENT	

RESUBDIVISION OF FALBO ESTATES SECOND FILING

FILE 11, MAP 180

LOT 3

BLOCK 5 ADJACENT OWNER:

JAMES F BLOESCH
PARCEL NO. 0182506408013
BOOK 4674 PAGE 59

#6586

LOT 18 ±3,960 S.F. (±0.091 ACRES)

#6594

LOT 17

LOT 2

ADJACENT OWNER:

DAM NGUYEN
PARCEL NO. 0182506408012

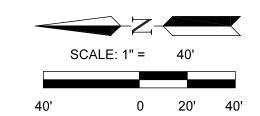
REC. #2019000040597 (NOT A PART)

#6572

LOT 19

(±0.091 ACRES)

S01°00'50"W





FALBO ESTATES

FILE 11, MAP 142

LOT 9

ADJACENT OWNER:

DARRELL L JACQUEZ PARCEL NO. 0182506408009 REC. #2019000114646

(NOT A PART)

#6528

(±0.091 ACRES)

BLOCK 1

LOT 8

ADJACENT OWNER:

GREGORY T AND CHERYL A MARES PARCEL NO. 0182506408008

REC. #2015000091150 (NOT A PART)

OF

 ω

#6512

LOT 24 ±3,958 S.F. (±0.091 ACRES)

TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	MARCH 17, 2024
REVISION DATE:	MAY 14, 2024
REVISION DATE:	JULY 15, 2024
REVISION DATE:	JULY 31, 2024
JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg

SHEET 6 OF 7

REVISION DATE:

REVISION DATE:

JOB NO. 501-21-104

SHEET 7 OF 7

Surveying Company, Inc.

6911 BROADWAY

Established 1948

PH. 303-702-1617 FAX. 303-702-1488 JULY 15, 2024

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DWG: 21-104 PLAT.dwg

PROPOSED FIRE HYDRANT