

# FINAL PLAT HARDIN SUBDIVISION

PLT2023-00046

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 1 OF 7

## OWNERSHIP AND DEDICATION CERTIFICATE

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 (SE 1/4) SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 BEGINNING;

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 2, 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 CLERK 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 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

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

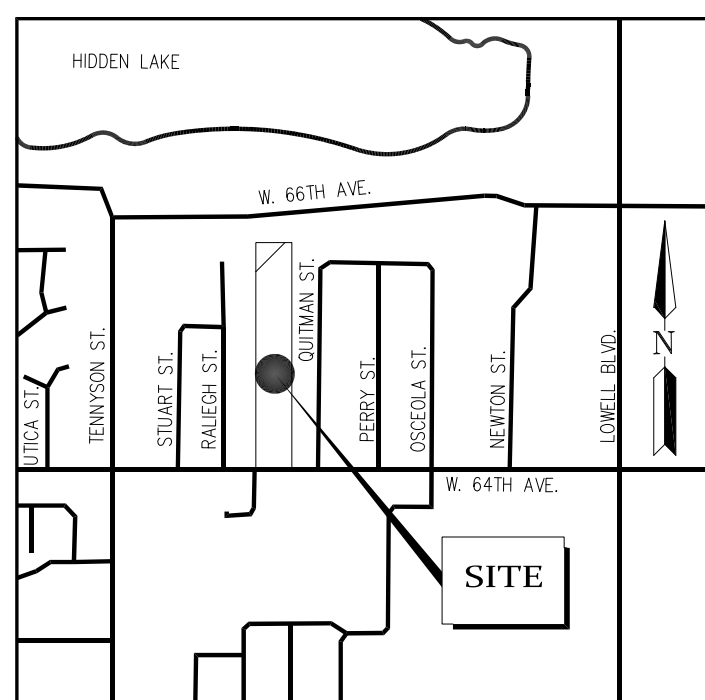
THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY GARY HARDIN, SUCCESSOR TRUSTEE OF THE WILLIAM E. HARDIN REVOCABLE TRUST.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S NOTES

- 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.
- 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.
- 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).
- FIELD SURVEY COMPLETION DATE: APRIL 30, 2021.
- 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).



VICINITY MAP  
Scale: 1"=1000'

## SURVEYOR'S NOTES (CONTINUED FROM LEFT)

- 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 COUNTY.
- 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT, DEFINED AS BEING EXACTLY 1200/3937 OF A METER.
- WATER SERVICE AND SANITARY SEWAGE COLLECTION/TREATMENT WILL BE CRESTVIEW WATER AND SANITATION DISTRICT.
- 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.
- A MINIMUM 30-FOOT BUILDING SETBACK IS REQUIRED FROM THE EXTERNAL BOUNDARIES OF THE HARDIN SUBDIVISION.
- 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.
- 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.
- 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.

## 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

## 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

## 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 BOARD OF COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIR

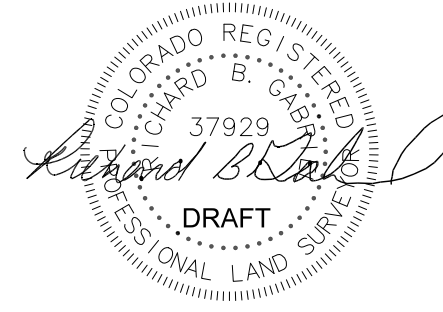
## ADAMS COUNTY ATTORNEY

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 THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCK \_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

FILED AT RECEPTION NO. \_\_\_\_\_.

BY: \_\_\_\_\_  
ADAMS COUNTY RECORDER

DEPUTY



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

SHEET 1 OF 7

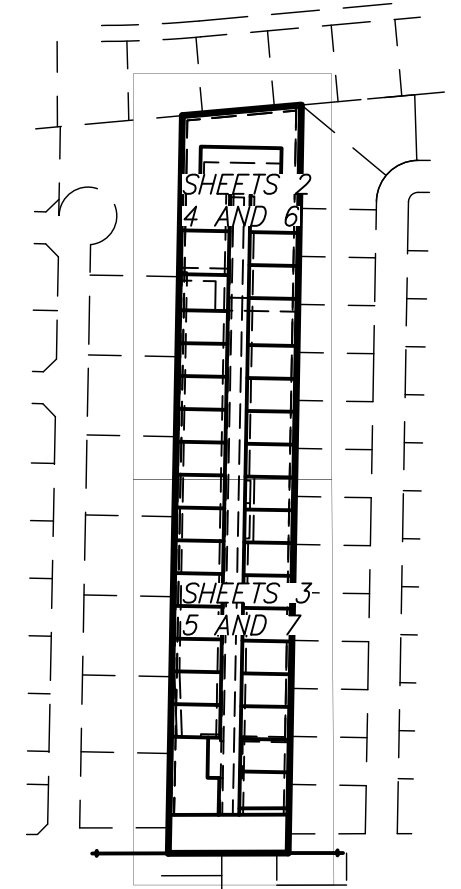
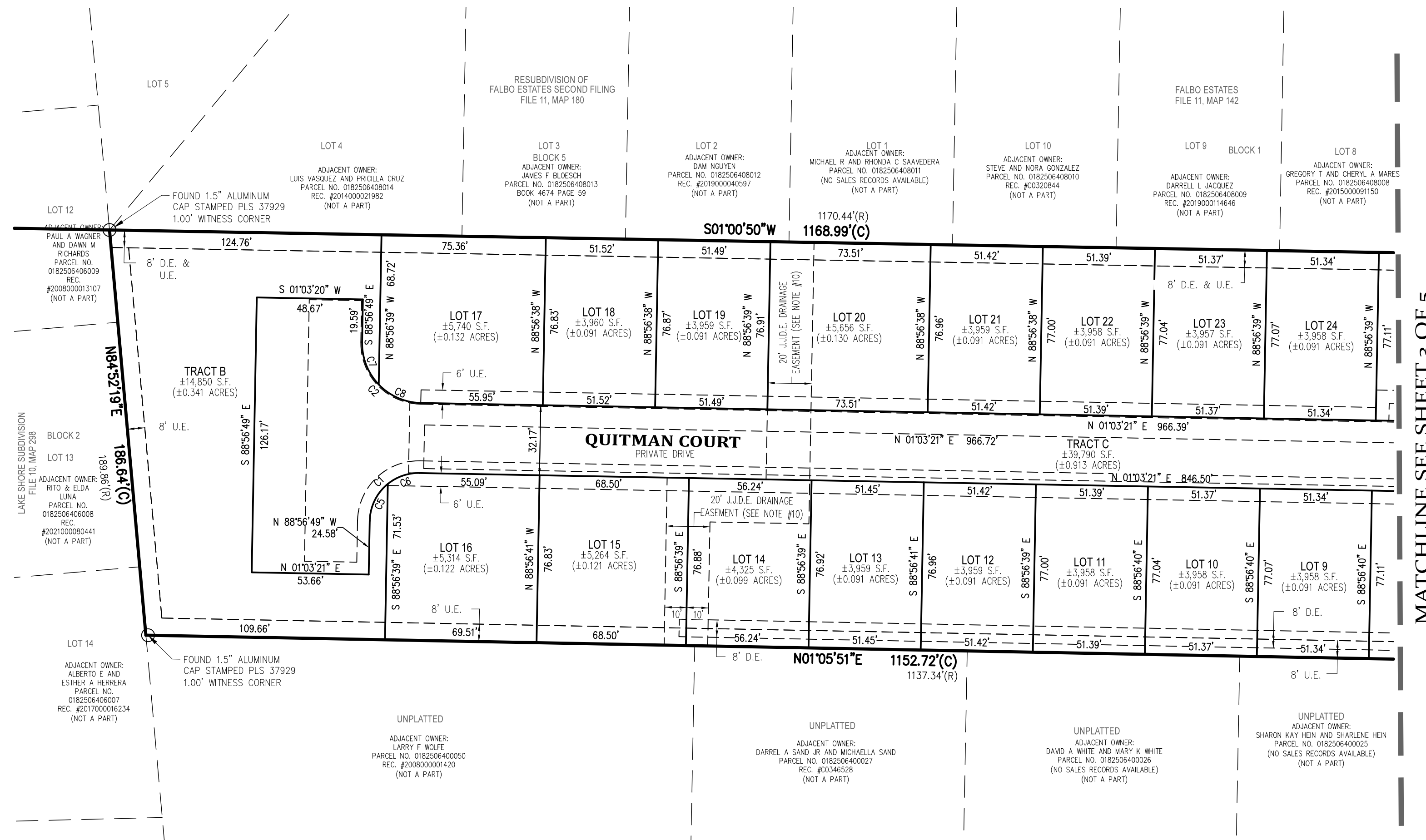
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SHEET 2 OF 7

**NOTE:**

SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



KEY MAP SHEETS  
SCALE 1" = 300'

MATCHLINE SEE SHEET 3 OF 5

**LINE TABLE**

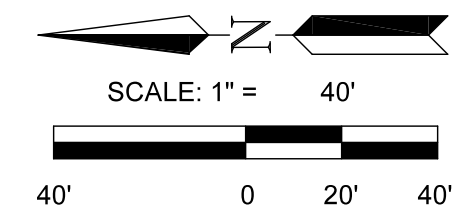
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L2	- S 88°54'09" E	8.00'
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L4	- N 88°56'39" W	5.58'
L5	- S 88°56'39" E	8.00'
L6	- S 01°03'21" W	10.00'
L7	- N 88°56'39" W	8.00'
L8	- S 88°56'39" E	3.42'
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L11	- S 01°03'21" W	24.00'
L12	- 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'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	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"
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"

**MAP LEGEND**

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



**POWER**  
Surveying Company, Inc.  
Established 1948  
6911 BROADWAY  
Denver, CO 80221  
PH. 303-702-1617  
FAX. 303-702-1488  
www.powerurveying.com

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PREPARATION DATE:	MARCH 17, 2024
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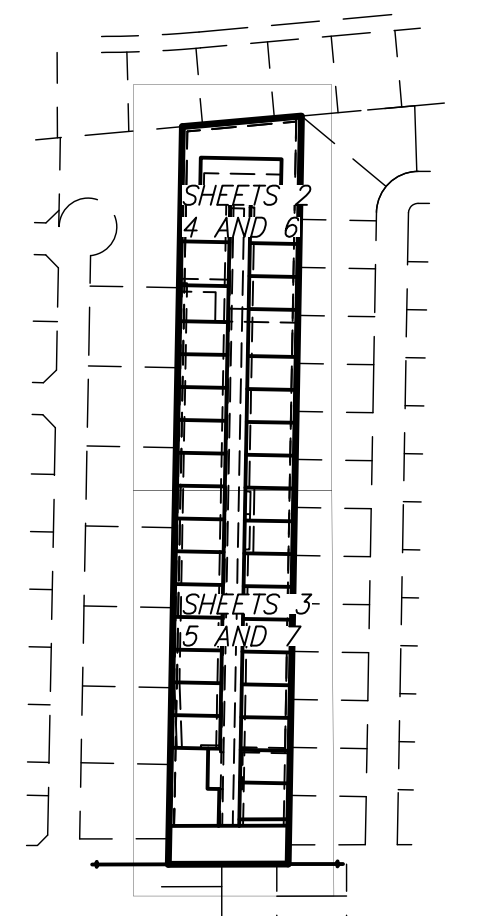
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SHEET 3 OF 7

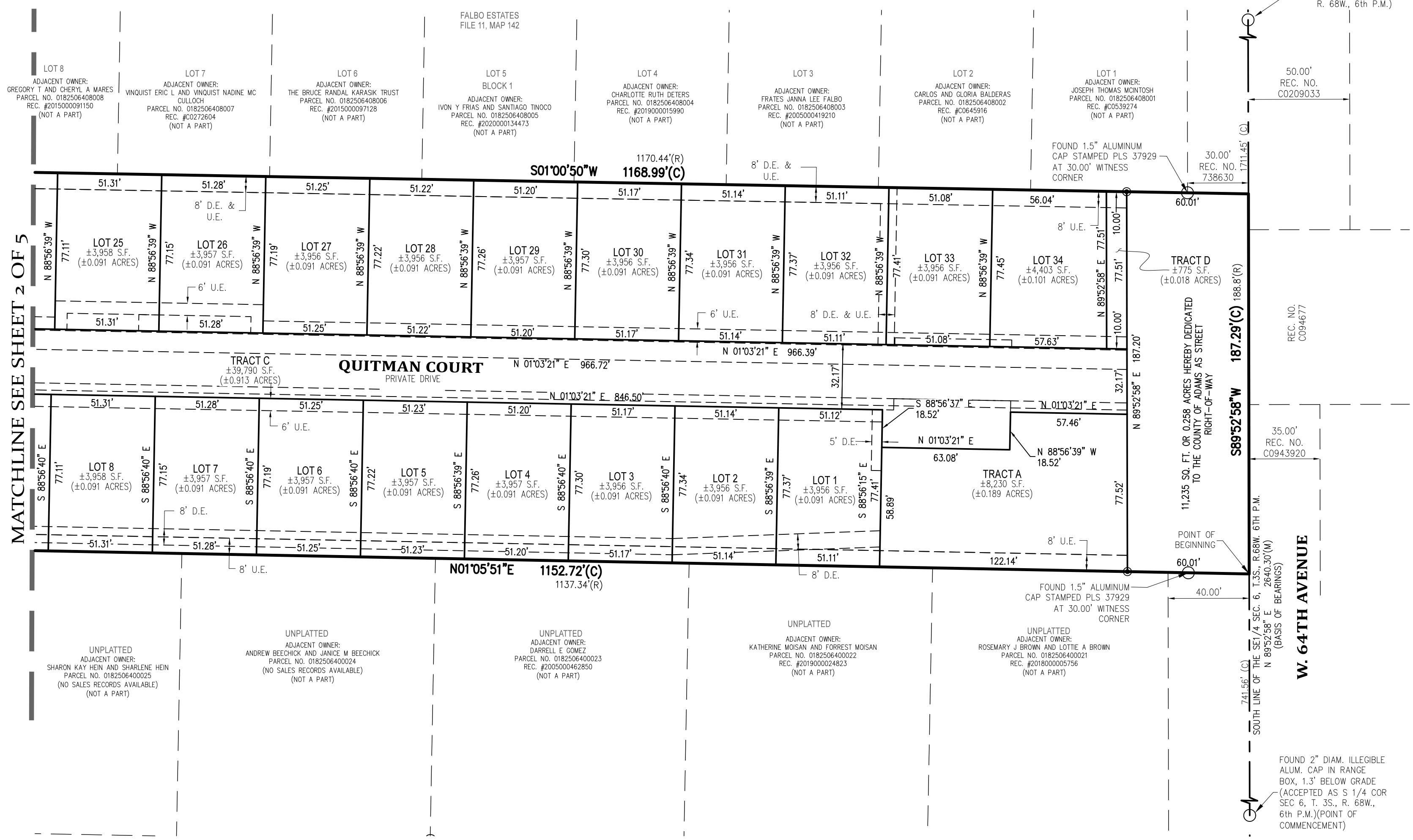
PLT2023-00046

FOUND 3-1/4" DIAM. ALUMINUM CAP IN RANGE BOX, PLS 36070, 1.3' BELOW GRADE (ACCEPTED AS SE COR SEC 6, T.03S., R. 68W., 6th P.M.)

**NOTE:**  
SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



**KEY MAP SHEETS**  
SCALE 1" = 300'



MATCHLINE SEE SHEET 2 OF 5

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- U.E. UTILITY EASEMENT
- J.D.D.E. JUTCHEM DITCH DRAINAGE EASEMENT
- PROPOSED FIRE HYDRANT

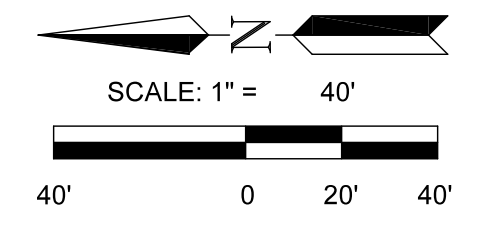
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### LINE TABLE

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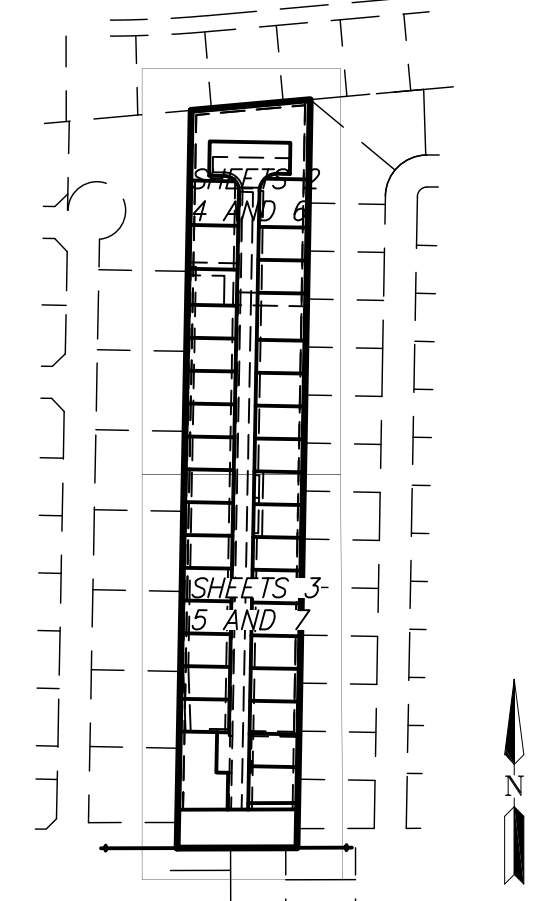
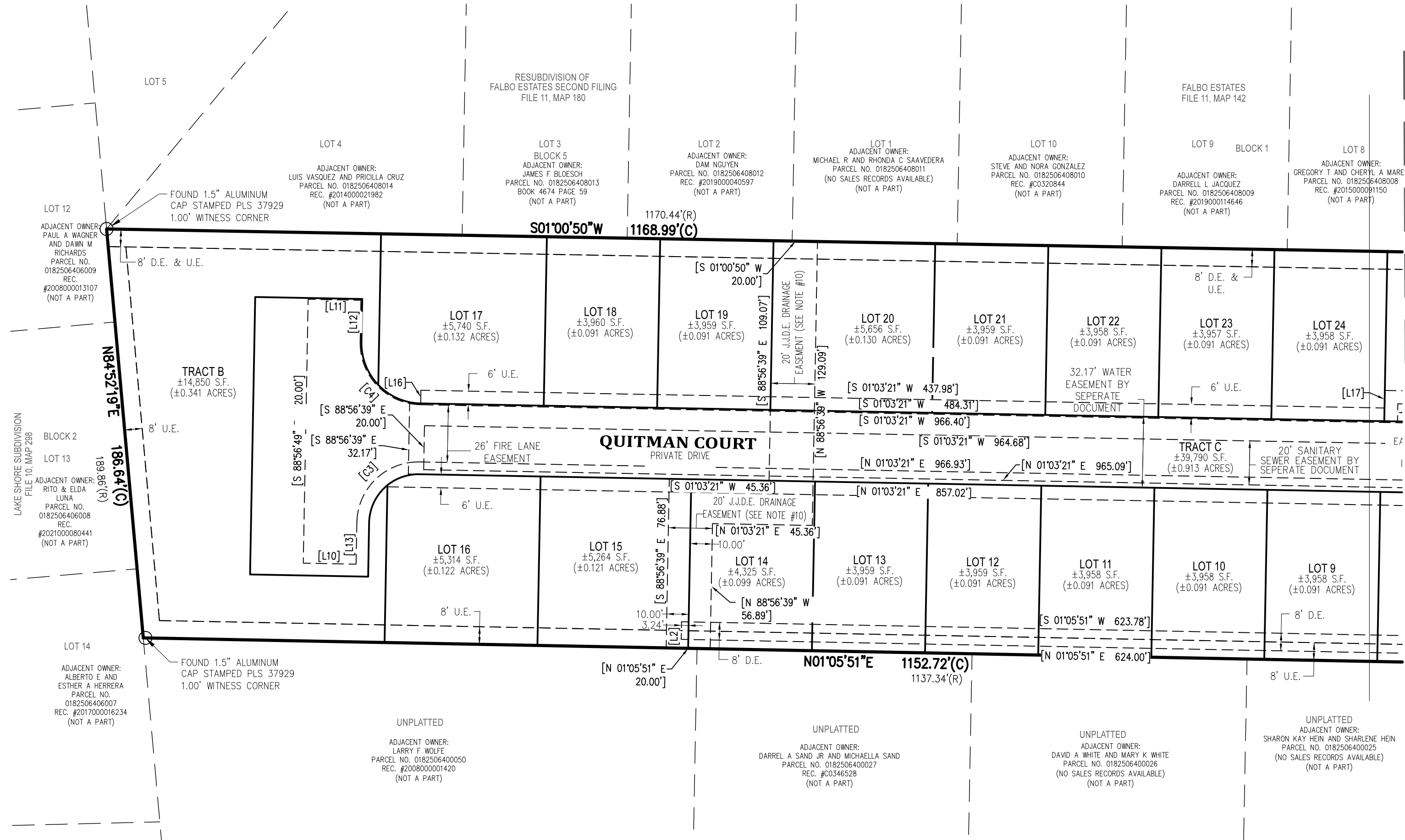
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SHEET 4 OF 7

PLT2023-00046

**NOTE:**

SEE SHEETS 2 AND 3 FOR LOT  
DETAIL INFORMATION



**KEY MAP SHEETS**  
SCALE 1" = 300'

**LINE TABLE**

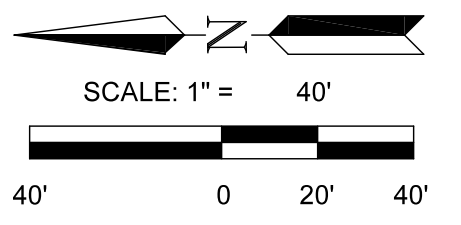
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C2	27.42'	43.07'	38.77'	N 46°03'16" E	89°59'51"
C3	28.00'	43.98'	39.60'	N 43°56'44" W	90°00'09"
C4	28.00'	43.98'	39.60'	S 46°03'16" W	89°59'51"
C5	22.42'	19.56'	18.94'	S 63°57'23" E	49°58'51"
C6	22.42'	15.66'	15.34'	N 18°57'19" W	40°01'18"
C7	27.42'	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"

**MAP LEGEND**

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



MATCHLINE SEE SHEET 5 OF 5

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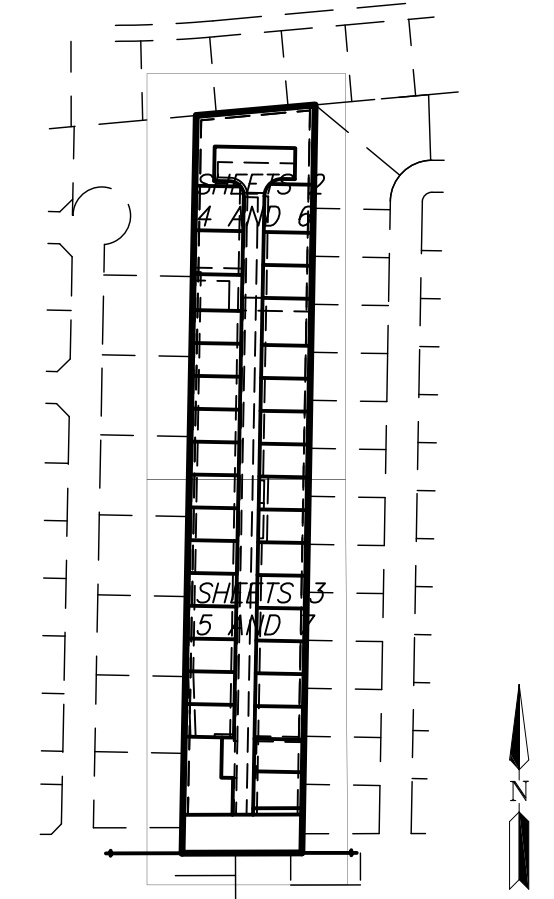
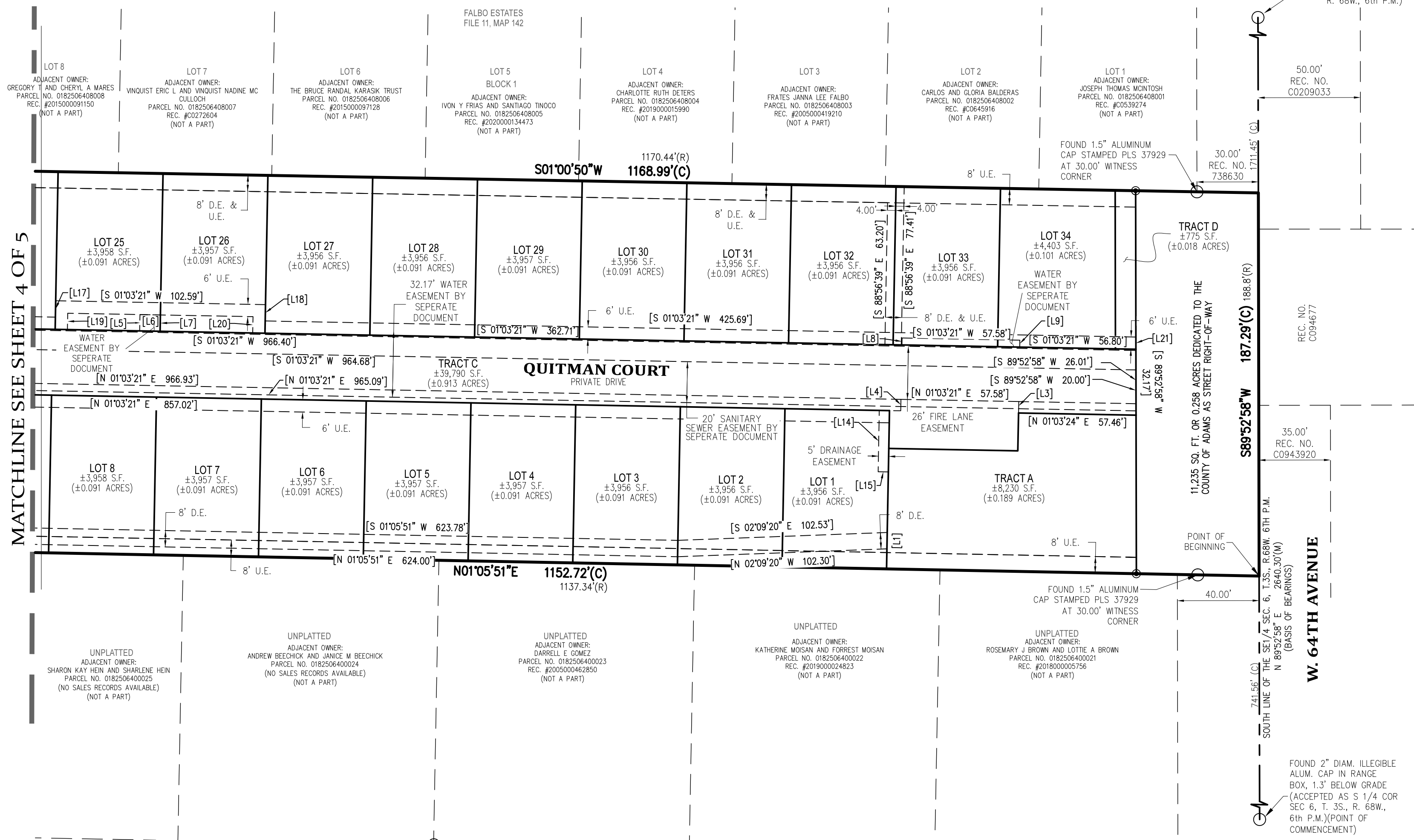
TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	MARCH 17, 2024
REVISION DATE:	MAY 14, 2024
REVISION DATE:	JULY 15, 2024
REVISION DATE:	JULY 31, 2024
JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg

# 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 5 OF 7

PLT2023-00046

**NOTE:**  
SEE SHEETS 2 AND 3 FOR LOT  
DETAIL INFORMATION



**KEY MAP SHEETS**  
SCALE 1" = 300'

### LINE TABLE

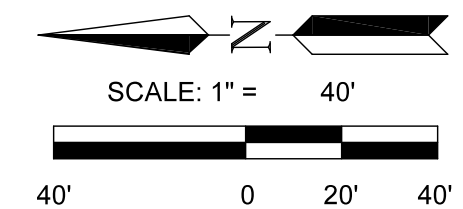
L1	- N 88°56'15" W 8.01'
L2	- S 88°54'09" E 8.00'
L3	- S 88°56'39" E 5.58'
L4	- N 88°56'39" W 5.58'
L5	- S 88°56'39" E 8.00'
L6	- S 01°03'21" W 10.00'
L7	- N 88°56'39" W 8.00'
L8	- S 88°56'39" E 3.42'
L9	- N 88°56'39" W 3.42'
L10	- N 01°03'21" E 24.00'
L11	- S 01°03'21" W 24.00'
L12	- N 88°56'49" W 19.00'
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'

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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- (M) MEASURED
- (R) RECORD
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- U.E. UTILITY EASEMENT
- J.D.D.E. JUTCHEM DITCH DRAINAGE EASEMENT
- EXISTING RECORD EASEMENT LINE
- - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [ ] BRACKETS)
- NEW LOT LINE PER THIS PLAT
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS



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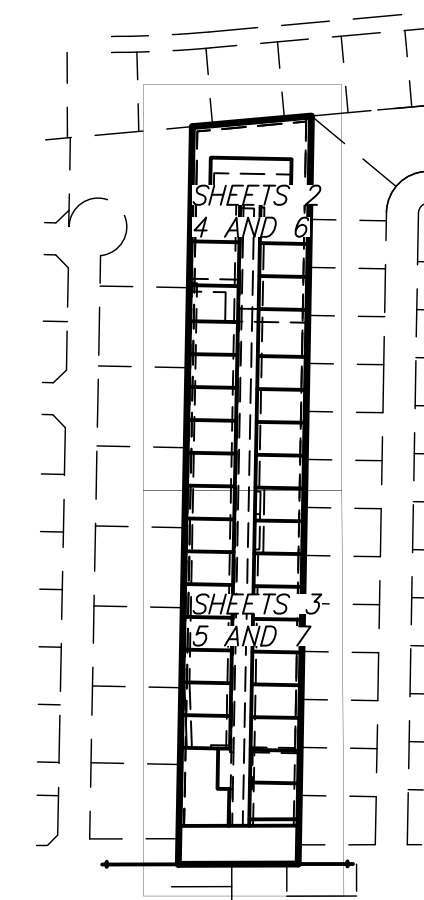
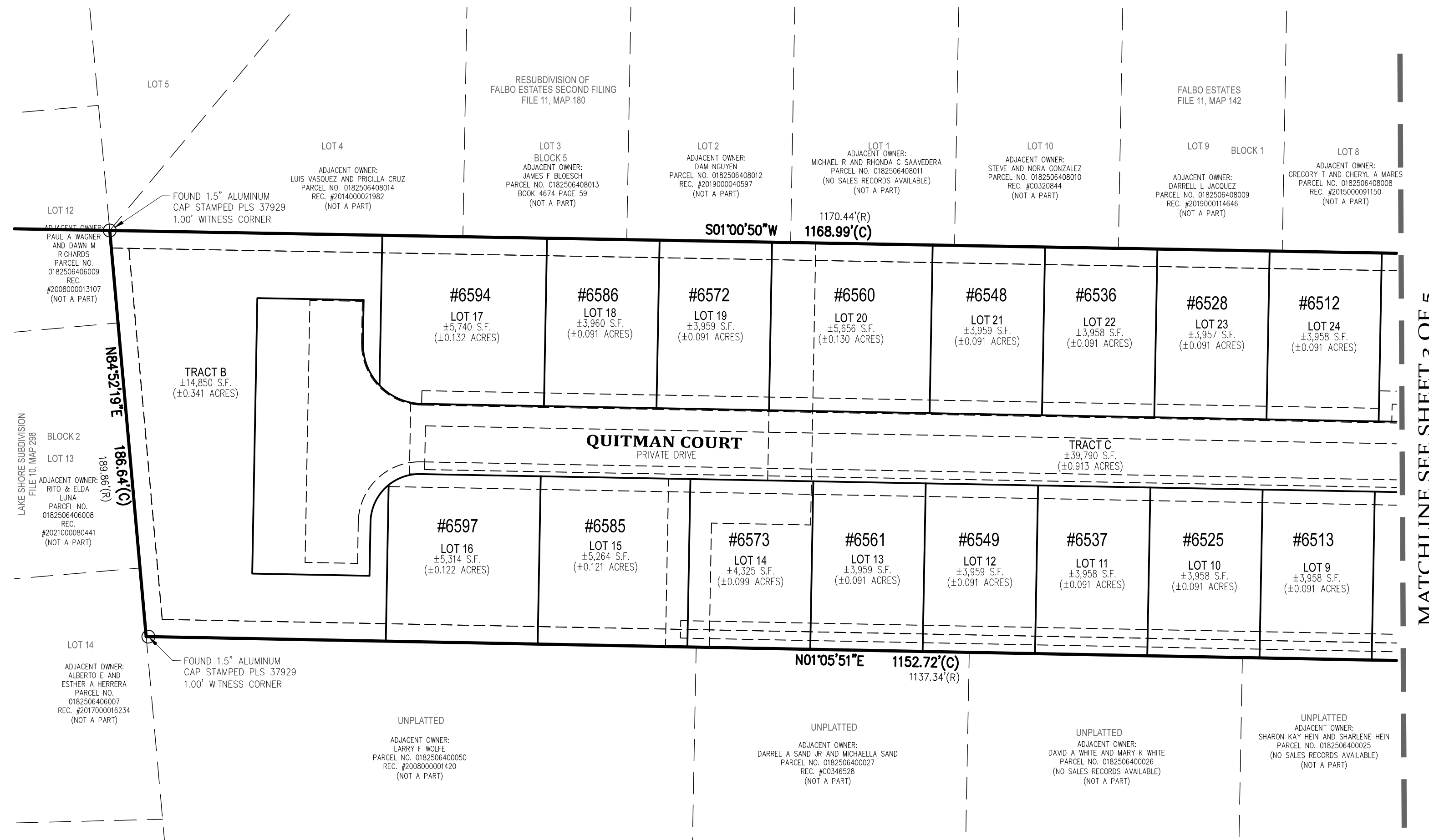
# HARDIN SUBDIVISION ADDRESS PLAT

PLT2023-00046

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

**NOTE:**

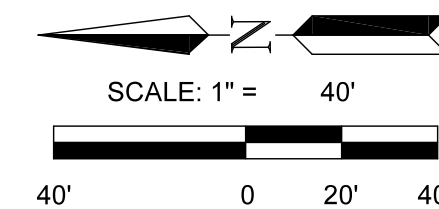
SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



KEY MAP SHEETS  
SCALE 1" = 300'

**MAP LEGEND**

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MATCHLINE SEE SHEET 3 OF 5

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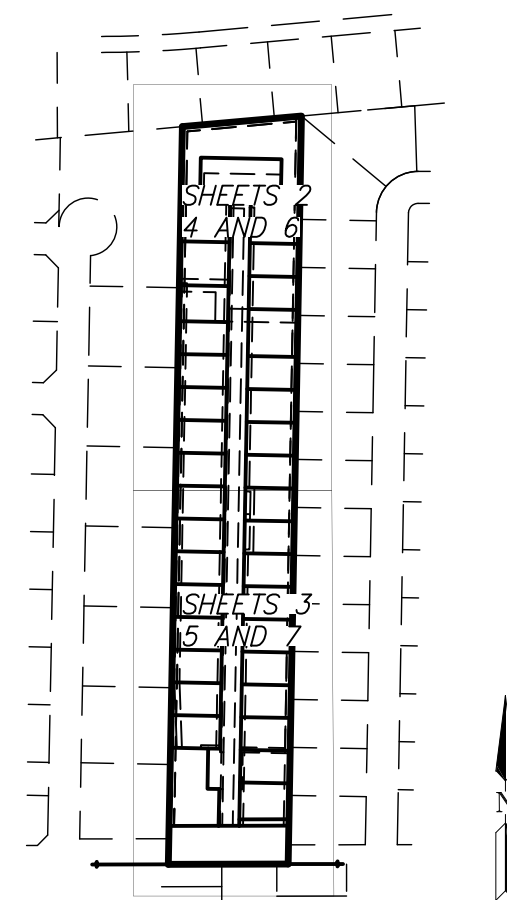
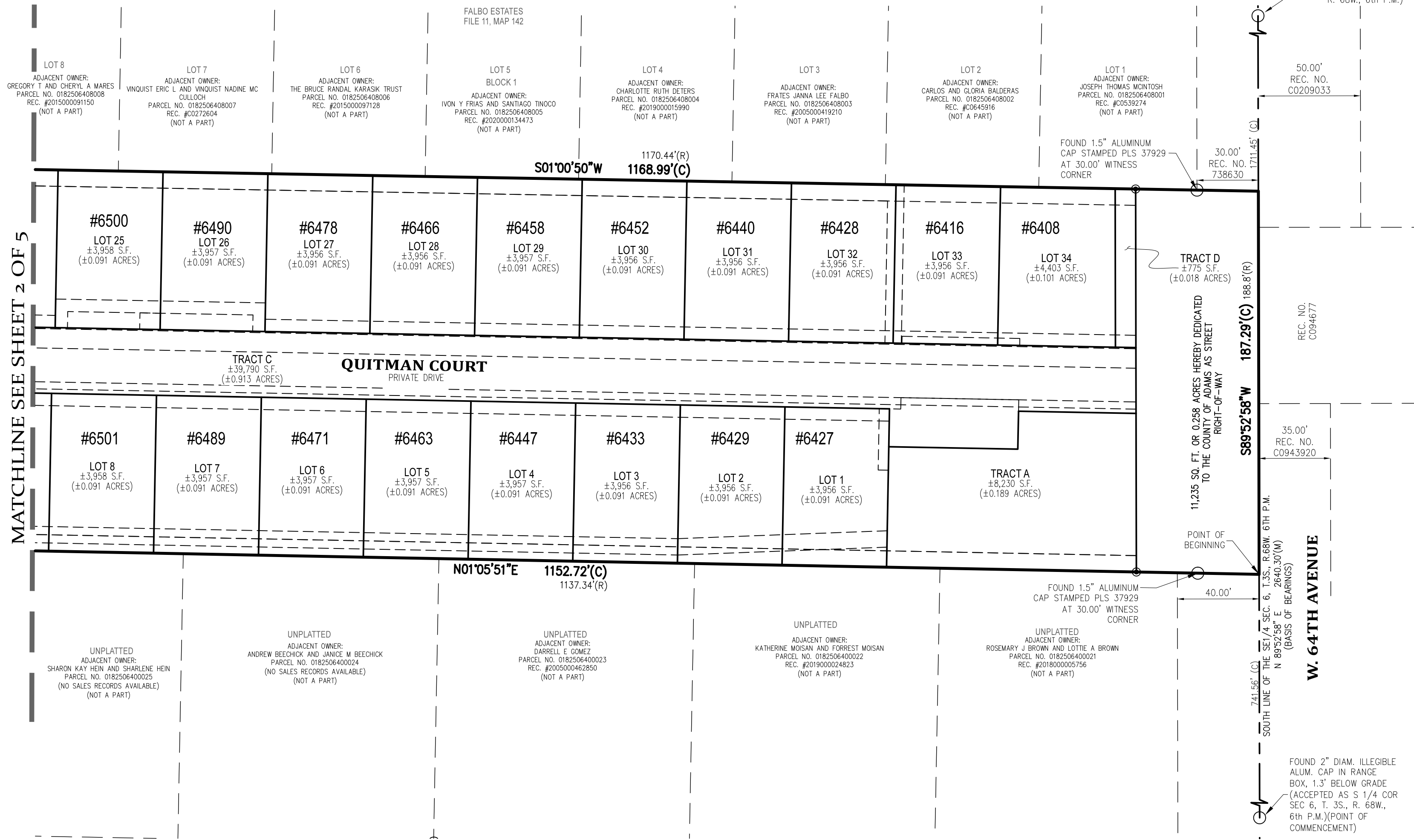
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TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 7 OF 7

FOUND 3-1/4" DIAM. ALUMINUM CAP IN RANGE BOX, PLS 36070, 1.3' BELOW GRADE (ACCEPTED AS SE COR SEC 6, T.03S., R. 68W., 6th P.M.)

**NOTE:**  
SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION

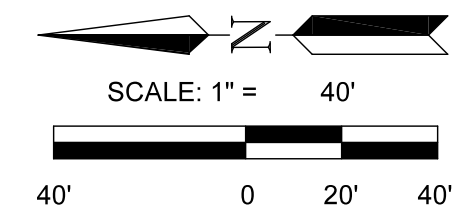


**KEY MAP SHEETS**  
SCALE 1" = 300'

MATCHLINE SEE SHEET 2 OF 5

### MAP LEGEND

- |          |   |           |  |
|----------|---|-----------|--|
| ○        | 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)      | CALCULATED  | —————     | 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   |           |  |
|          | PROPOSED FIRE HYDRANT   |           |  |





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