FINAL PLAT

HAYMEADOW FILING 1

LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9,10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M. COUNTY OF EAGLE, STATE OF COLORADO

SHEET 1 OF 13

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, Abrika Properties, LLC, being the sole owner in fee simple of all that real property described as follows:

Haymeadow Parcel, Being those lands currently owned by the applicant, and being further described as follows: A parcel of land located in Tracts 37, 38, 44, 55, 59, 61, 62 and 63 in Sections 2, 3, 4, 9, 10 and 11, Township 5 South, Range 84 West of the 6th Principal Meridian; said parcel of land is more particularly described as follows, assume all curves as non-tangent, to wit:
Beginning at angle point 2 of said Tract 38, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 2-1 line of said Tract 38, N 89 DEGREES 57 MINUTES 47 SECONDS E, 2819.44 feet to angle point 1 of said Tract 38, also being angle point 2 of said Tract 37, being marked on the ground by a 1 1/2" aluminum cap on # 5 rebar, LS #4551,found in place, S 10 DEGREES 32 MINUTES 06 SECONDS W, 13.67 feet from the record location; thence along the 2-1 line of said Tract 37, N 89 DEGREES 58 MINUTES 44 SECONDS E, 2779.22 feet to angle point one of said Tract 37, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 1-6 line of said Tract 37, S 00 DEGREES 14 MINUTES 15 SECONDS E, 1346.39 feet to angle point 6 of said Tract 37, also being angle point 2 of said Tract 62 and angle point 1 of said Tract 59, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 2-1 line of said Tract 62, S 89 DEGREES 57 MINUTES 23 SECONDS E, 2838.60 feet; thence leaving said 2-1 line of Tract 62, S 00 DEGREES 02 MINUTES 37 SECONDS W, 4743.42 feet to a point on the northerly right-of-way fence line of Brush Creek Road; thence along said northerly right-of-way fence line of Brush Creek Road the following twelve (12) courses:
1) N 79 DEGREES 30 MINUTES 59 SECONDS W, 166.80 feet,
2) N 79 DEGREES 11 MINUTES 51 SECONDS W, 197.18 feet,
3) N 79 DEGREES 41 MINUTES 31 SECONDS W, 89.23 feet,
4) N 69 DEGREES 00 MINUTES 09 SECONDS W, 48.79 feet,
5) N 65 DEGREES 35 MINUTES 39 SECONDS W, 53.04 feet,
6) N 55 DEGREES 20 MINUTES 50 SECONDS W, 61.81 feet,
7) N 47 DEGREES 15 MINUTES 27 SECONDS W, 52.82 feet,
8) N 44 DEGREES 46 MINUTES 44 SECONDS W, 97.90 feet,
9) N 43 DEGREES 18 MINUTES 30 SECONDS W, 471.12 feet,
10) N 43 DEGREES 41 MINUTES 12 SECONDS W, 311.25 feet,
11) N 57 DEGREES 28 MINUTES 07 SECONDS W, 17.09 feet,
12) N 63 DEGREES 53 MINUTES 22 SECONDS W, 98.91 feet to a point on the 4-5 line of said Tract 63; thence leaving said northerly right-of-way fence line of Brush Creek Road, along said 4-5 line of Tract 63, N 00 DEGREES 26 MINUTES 38 SECONDS E, 32.80 feet to angle point 4 of said Tract 63, also being a point on the 3-4 line of said Tract 61, being marked on the ground by a 3 1/2" aluminum cap on #6 rebar, PLS #23508, found in place; thence along said 3-4 line of Tract 61, N 87 DEGREES 39 MINUTES 09 SECONDS W, 53.69 feet to a point on said Northerly right-of-way fence line of Brush Creek Road; thence leaving said 3-4 line of Tract 61, along said northerly right-of-way fence line of Brush Creek Road,the following three (3) courses:
1) N 71 DEGREES 51 MINUTES 06 SECONDS W, 155.57 feet,
2) N 86 DEGREES 50 MINUTES 43 SECONDS W, 269.20 feet,
3) N 74 DEGREES 27 MINUTES 53 SECONDS W, 580.93 feet to a point on the boundary of the Norman Property described in Book 232 at Page 462 and Book 271 at Page 437; thence leaving said northerly right-of-way fence line of Brush Creek Road, along said boundary line of the Norman Property the following five (5) courses:
1) N 00 DEGREES 27 MINUTES 52 SECONDS W, 1073.83 feet,
2) S 72 DEGREES 09 MINUTES 52 SECONDS E, 105.30 feet,
3) N 00 DEGREES 27 MINUTES 52 SECONDS W, 226.55 feet,
4) N 72 DEGREES 09 MINUTES 52 SECONDS W, 565.27 feet,
5) S 00 DEGREES 27 MINUTES 52 SECONDS E, 1295.60 feet to said northerly right-of-way fence line of Brush Creek Road; thence along the northerly right-of-way fence line of Brush Creek Road the following four (4) courses:
1) N 71 DEGREES 00 MINUTES 00 SECONDS W, 41.08 feet,
2) N 66 DEGREES 08 MINUTES 17 SECONDS W, 300.81 feet,
3) N 49 DEGREES 39 MINUTES 25 SECONDS W, 454.64 feet,
4) N59 DEGREES 14 MINUTES 45 SECONDS W, 365.99 feet to a point on the northerly right-of-way boundary line of Brush Creek Road, Parcel C as recorded in Book 470, Page 687; thence along said northerly right-of-way boundary line of Brush Creek Road, Parcel C the following two (2) courses:
1) N 30 DEGREES 00 MINUTES 27 SECONDS E, 13.58 feet,
2) N 59 DEGREES 59 MINUTES 33 SECONDS W, 519.40 feet to a point on the boundary line of Peters Subdivision as recorded in Book 524, Page 199; thence leaving said right-of-way of Brush Creek Road, along said boundary of Peters Subdivision the following six (6) courses:
1) N 00 DEGREES 12 MINUTES 04 SECONDS E, 299.29 feet,
2) N 85 DEGREES 52 MINUTES 11 SECONDS W, 171.57 feet,
3) N 62 DEGREES 02 MINUTES 32 SECONDS W, 50.05 feet,
4) N 71 DEGREES 56 MINUTES 16 SECONDS W, 192.31 feet,
5) N 58 DEGREES 31 MINUTES 55 SECONDS W, 390.77 feet,
6) S 25 DEGREES 22 MINUTES 18 SECONDS W, 240.90 feet to a point on the northerly right-of-way boundary of Brush Creek Road, Parcel B, as recorded in Book 470, Page 687; thence along leaving said Peters Subdivision, along said northerly right-of-way boundary of Brush Creek Road, Parcel B the following six (6) courses:
1) N 57 DEGREES 11 MINUTES 23 SECONDS W, 36.26 feet,
2) N 54 DEGREES 19 MINUTES 30 SECONDS W, 105.80 feet,
3) 293.22 feet along a curve to the right with a radius of 6465.00 feet, the chord of which bears N 53 DEGREES 01 MINUTES 32 SECONDS W, 293.19 feet, 4) N 51 DEGREES 43 MINUTES 35 SECONDS W, 115.13 feet,
5) N 52 DEGREES 59 MINUTES 59 SECONDS W, 33.80 feet,
6) 125.04 feet along a curve to the left with a radius of 2285.00 feet, the chord of which bears N 54 DEGREES 34 MINUTES 03 SECONDS W, 125.03 feet to a point on the 2-3 line of said Tract 37, also being a point on the 1-6 line of Tract 58; thence leaving said northerly right-of-way boundary of Brush Creek Road, along said 2-3 line of Tract 37, N 00 DEGREES 00 MINUTES 34 SECONDS W, 457.78 feet to Corner 1 of said Tract 58, being marked on the ground by a 2 1/2" aluminum cap on #6 rebar, PLS #26967, found in place; thence leaving said 2-3 line of Tract 37, along the 1-2 line of said Tract 58, S 89 DEGREES 12 MINUTES 06 SECONDS W, 654.26 feet to the northerly right-of-way boundary of Brush Creek Road, Parcel A, as recorded in Book 470 at Page 687; thence along said northerly right-of-way boundary of Brush Creek Road, Parcel A the following twenty (20) courses:
1) N 72 DEGREES 17 MINUTES 55 SECONDS W, 112.23 feet,
2) 42.30 feet along a curve to the left with a radius of 585.00 feet the chord of which bears N 78 DEGREES 54 MINUTES 56 SECONDS W, 42.29 feet,
3) N 80 DEGREES 59 MINUTES 13 SECONDS W, 48.03 feet,
4) N 88 DEGREES 08 MINUTES 24 SECONDS W, 408.36 feet,
5) N 83 DEGREES 01 MINUTES 28 SECONDS W, 40.11 feet,
6) 254.45 feet along a curve to the right with a radius of 665.00 feet, the chord of which bears N 72 DEGREES 03 MINUTES 46 SECONDS W, 252.90 feet,
7) N 61 DEGREES 06 MINUTES 04 SECONDS W, 40.13 feet,
8) N 55 DEGREES 59 MINUTES 08 SECONDS W, 409.17 feet,
9) 485.00 feet along a curve to the left with a radius of 5764.58 feet, the chord of which bears N 58 DEGREES 23 MINUTES 45 SECONDS W, 484.86 feet,
10) N 60 DEGREES 48 MINUTES 22 SECONDS W, 342.72 feet,
11) N 62 DEGREES 48 MINUTES 22 SECONDS W, 33.98 feet,
12) 370.57 feet along a curve to the left with a radius of 1467.39 feet, the chord of which bears N 70 DEGREES 02 MINUTES 26 SECONDS W, 369.58 feet,
13) N 77 DEGREES 16 MINUTES 31 SECONDS W, 33.94 feet,
14) N 79 DEGREES 16 MINUTES 31 SECONDS W, 208.60 feet,
15) N 71 DEGREES 35 MINUTES 45 SECONDS W, 44.29 feet,
16) 57.57 feet along a curve to the right with a radius of 486.00 feet, the chord of which bears N 68 DEGREES 12 MINUTES 07 SECONDS W, 57.54 feet,
17) N 64 DEGREES 48 MINUTES 30 SECONDS W, 44.26 feet,
18) N 57 DEGREES 07 MINUTES 44 SECONDS W, 426.57 feet,
19) N 53 DEGREES 12 MINUTES 03 SECONDS W, 37.69 feet,
20) 35.57 feet along a curve to the right with a radius of 815.00 feet, the chord of which bears N 51 DEGREES 57 MINUTES 02 SECONDS W, 35.57 feet to a point on the 7-8 line of said Tract 44, also being a point on the 3-4 line of said Tract 38; thence leaving said northerly right-of-way boundary of Brush Creek Road, Parcel A, along said 7-8 line of Tract 44, N 89 DEGREES 23 MINUTES 49 SECONDS E, 913.11 feet to angle point 7 of said Tract 44, also being angle point 2 of said Tract 55, being marked on the ground by a 2 1/2" aluminum cap on #6 rebar, PLS #26967, found in place; thence leaving said 3-4 line of Tract 38, N 02 DEGREES 58 MINUTES 53 SECONDS E, 1324.86 feet to the Point of Beginning.
EXCEPTING THEREFROM:
Tract B of Brush Creek Meadows Filing 3, according to the Final Plat thereof, Town of Eagle, Colorado - Containing 0.774 acres more or less AND Right of way for Sylvan Lake Road on Brush Creek Meadows Filing 3, according to the Final Plat thereof, Town of Eagle, Colorado - Containing 1.889 acres more or less

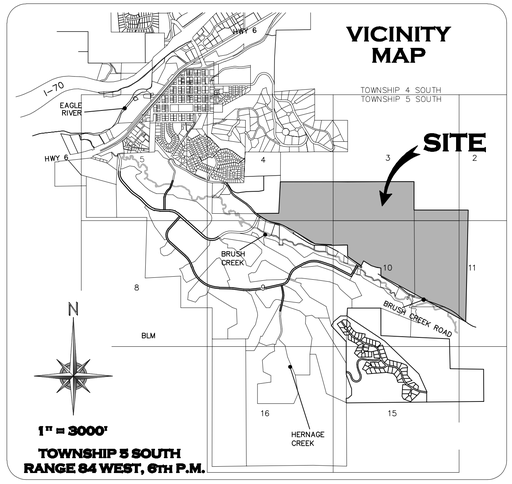
Containing 657.342 acres more or less more or less.

and as shown on the accompanying Plat, has by these presents laid out, platted and subdivided the same into lots and tracts as shown on this Plat and designated the same as Haymeadow Filing 1, a subdivision of the Town of Eagle, County of Colorado; and does hereby make the following dedications and grants:

All streets shown hereon being Public Road Right-of-Way to the full width of their platted right-of-way are hereby dedicated to the Town of Eagle for use by the general public forever as public streets, and for drainage and utility purposes.

All utility easements as shown on this Final Plat are dedicated to the Town of Eagle for use by authorized service providers as perpetual easements for the installation, operation , maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, natural gas pipelines, wastewater lines, water lines, telephone lines, cable service lines, other broadband communication service lines and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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. Additionally, this document is prepared for the sole purpose of use by the parties stated hereon. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.



LAND USE SUMMARY

PARCEL	AREA	LAND USE	ADDRESS
LOT 1	0.245 ACRES	SINGLE FAMILY	0010 RED PEAK ROAD
LOT 2	0.224 ACRES	SINGLE FAMILY	0022 RED PEAK ROAD
LOT 3	0.220 ACRES	SINGLE FAMILY	0036 RED PEAK ROAD
LOT 4	0.216 ACRES	SINGLE FAMILY	0044 RED PEAK ROAD
LOT 5	0.226 ACRES	SINGLE FAMILY	0064 RED PEAK ROAD
LOT 6	0.238 ACRES	SINGLE FAMILY	0078 RED PEAK ROAD
LOT 7	0.224 ACRES	SINGLE FAMILY	0090 RED PEAK ROAD
LOT 8	0.244 ACRES	SINGLE FAMILY	0098 RED PEAK ROAD
LOT 9	0.385 ACRES	DUPLEX	1883 SYLVAN LAKE ROAD
LOT 10	0.406 ACRES	DUPLEX	1871 SYLVAN LAKE ROAD
LOT 11	0.396 ACRES	DUPLEX	1869 SYLVAN LAKE ROAD
LOT 12	0.402 ACRES	DUPLEX	1845 SYLVAN LAKE ROAD
LOT 13	0.408 ACRES	DUPLEX	1833 SYLVAN LAKE ROAD
TRACT A	0.088 ACRES	COMMON OPEN SPACE	
TRACT B	0.038 ACRES	COMMON OPEN SPACE	
TRACT C	0.049 ACRES	COMMON OPEN SPACE	
TRACT D	0.195 ACRES	COMMON OPEN SPACE/PARKING	
TRACT F	0.146 ACRES	COMMON OPEN SPACE/PARKING	
TRACT H	0.499 ACRES	COMMON ACCESS	
ALLEY-1	0.354 ACRES	COMMON ACCESS	
TRACT RMF-1	4.867 ACRES	FUTURE DEVELOPMENT	0091 MT. HOPE CIRCLE
TRACT RMF-2	1.459 ACRES	FUTURE DEVELOPMENT	0024 SNOWY PEAK ROAD
TRACT RMF-3	1.261 ACRES	FUTURE DEVELOPMENT	0037 SNOWY PEAK ROAD
TRACT RMF-4	1.645 ACRES	FUTURE DEVELOPMENT	0055 RED PEAK ROAD
TRACT X	26.469 ACRES	FUTURE DEVELOPMENT	
TRACT Z	508.131 ACRES	FUTURE DEVELOPMENT	
TRACT E	32.817 ACRES	PARK / SCHOOL	
TRACT G	1.602 ACRES	FIRE STATION	
TRACT OS-1	0.425 ACRES	TOWN OPEN SPACE	
TRACT OS-2	23.239 ACRES	TOWN OPEN SPACE	
TRACT OS-3	35.424 ACRES	TOWN OPEN SPACE	
TRACT R-1	5.246 ACRES	PUBLIC ROAD RIGHT OF WAY	
TRACT R-2	2.725 ACRES	PUBLIC ROAD RIGHT OF WAY	
TRACT R-3	3.060 ACRES	PUBLIC ROAD RIGHT OF WAY	
TRACT R-4	0.530 ACRES	PUBLIC ROAD RIGHT OF WAY	
TRACT R-5	1.223 ACRES	PUBLIC ROAD RIGHT OF WAY	
TRACT R-6	2.016 ACRES	PUBLIC ROAD RIGHT OF WAY	
TOTAL	657.342 ACRES		

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of Haymeadow Filing 1, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with 38-51-105 C.R.S., and that such plat meets the requirements of 38-33.3-209 C.R.S., as amended, and all other regulations governing the subdivision of land.

GENERAL NOTES:

1) The purpose of this Final Plat is to (i) Create various Lots, Open Space Tracts, Development Tracts, and Rights-of Way, as listed in the Land Use Summary as listed hereon, pursuant to Town of Eagle Land Use Regulations and Colorado Revised Statutes concerning the subdivision of Land to be recorded with the Eagle County Clerk and Recorder pursuant to C.R.S. 38-35-109 such that each Lot, Open Space Tract or Right-of-Way may be uniquely described with reference to this Final Plat (ii) create various easements for the purposes described hereon.

2) ASSUMED BASIS OF BEARING: N 89°57'47" E along a portion of the North of subject Property between found U.S.G.L.O. brass cap monuments properly marked.

3) SURVEY DATE: December, 2005

4) Record Easements and Rights-of-Way shown on this Plat were derived from Land Title Guarantee Company ALTA Commitment Order No. V50000, dated September 2018.

5) Approval of this Final Plat shall create Vested Property Rights pursuant to 4.17.010 of the Town of Eagle Land Use Regulations and 24-68-103 C.R.S..

6) Abrika Properties, LLC, hereby dedicates the following easements to the Haymeadow Metro District for various purposes including but not limited to:

a) Metro District Pedestrian and Landscape Easement on, over, above, across and through those areas designated hereon as "Metro District Pedestrian Easement" for the use of the public for pedestrian and non-motorized vehicular traffic as well as the maintenance thereof.

b) Metro District Drainage Easements on, over, under, above, across and through those areas designated hereon as "Metro District Drainage Easement" for the purposes of storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, pipes, culverts, stormdrains, manholes and inlets, together with a perpetual right of ingress and egress thereto.

7) Abrika Properties, LLC , hereby dedicates various easements to the Town of Eagle for various proposed purposes including but not limited to:

a) Drainage Easements on, over, under, above, across and through those areas designated hereon as "Drainage Easement" for the purposes of storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, pipes, culverts, stormdrains, manholes and inlets, together with a perpetual right of ingress and egress thereto.

b) Waterline Easements on, over, under, above, across and through those areas designated hereon as "Waterline Easement" for the purposes of acquisition, treatment and transmission of domestic potable water and/or irrigation water, the installation, use, repair, replacement, improvement and maintenance of waterline structures including but not limited to pipelines, valves, hydrants and pumps, together with a perpetual right of ingress and egress thereto.

c) Sewer Easements on, over, under, above, across and through those areas designated hereon as "Sewer Easement" for the purposes of disposal and transmission of domestic sewage, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a perpetual right of ingress and egress thereto.

d) Pedestrian Easement on, over, above, across and through those areas designated hereon as "Pedestrian Easement" for the use of the public for pedestrian and non-motorized vehicular traffic.

e) Temporary Access Easement on, over, under, above, across and through those areas designated hereon as "Temporary Access Easement" together with a non-perpetual right of ingress and egress thereto. The Town of Eagle shall have no responsibility to construct, repair, replace, or maintain such " Temporary Access Easement" improvements, including snow removal and said Temporary Access Easement shall be quashed when additional road(s) which provide access are completed.

8) Property is subject to the following non-plottable easement agreements: T erms, conditions, provisions, burdens, obligations and easements as set forth and granted in bicycle and pedestrian trial extension agreement recorded October 21, 2015 under Reception No. 201500351 and terms, conditions, provisions, burdens, obligations and easements as set forth and granted in temporary construction easement deed recorded October 30, 2015 under Reception No. 201520760.

The dedication of the easements shown hereon to the Town preclude the installation of improvements, including but not limited to trees, shrubs, rocks, the deposit of materials, or the alteration of existing ground elevation within the easement area which could in any manner impair the Town's or other service providers' use of the easement as provided in this dedication.

The undersigned accepts the responsibility for the completion of all required public improvements for _____ Subdivision.

Executed this_____ day of _____, 20__.

Owner: Abrika Properties, LLC

By: _____

Name: _____

STATE OF COLORADO)
) §
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this_____ day of _____, 20__, by _____ as _____ of Abrika Properties, LLC.

Witness my hand and official seal.

My commission expires: _____
Notary Public

BOARD OF TRUSTEES CERTIFICATE

This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this _____ day of _____, 20___, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of Eagle the public dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Board of Trustees.

TOWN OF EAGLE, COLORADO

By: _____
Mayor

Witness my hand and seal of the Town of Eagle, Colorado.

ATTEST: _____
Town Clerk

Theodore J. Archibeque, PLS 37902
Professional Land Surveyor
State of Colorado

TITLE CERTIFICATE

Land Title Guarantee Company does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in Abrika Properties, LLC., free and clear of all liens, and encumbrances, except as follows:

_____

_____

_____

_____

Executed this _____ day of _____, 20___.

By: _____

_____

PLANNING COMMISSION CERTIFICATE

This plat approved by the Town of Eagle Planning Commission the ___ day of _____, 20__.

_____
Chairman

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____upon all parcels of real estate described on this Plat are paid in full.

Dated this _____ day of _____, A.D. 20__.

_____
Treasurer of Eagle County, Colorado

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at _____ o'clock ____.M. on the _____ day of _____, 20__, and is duly recorded at Reception No. _____

EAGLE COUNTY CLERK & RECORDER

By: _____
Deputy

Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

REVISED 04-17-19 PER TOWN COMMENTS
REVISED 04-04-19 PER TOWN COMMENTS
REVISED 02-19-19 PER TOWN COMMENTS
REVISED 02-07-19 PER TOWN COMMENTS
REVISED 09-21-18 SHEET 1 & 10 FOR TRACT G SIZE

FINAL PLAT
HAYMEADOW FILING 1
LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9,10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M. COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
TJA	05230	05230_FP1.DWG
SHEET 1 OF 13	DATE: 09-13-18	CHECKED BY: MSS

FINAL PLAT

HAYMEADOW FILING 1

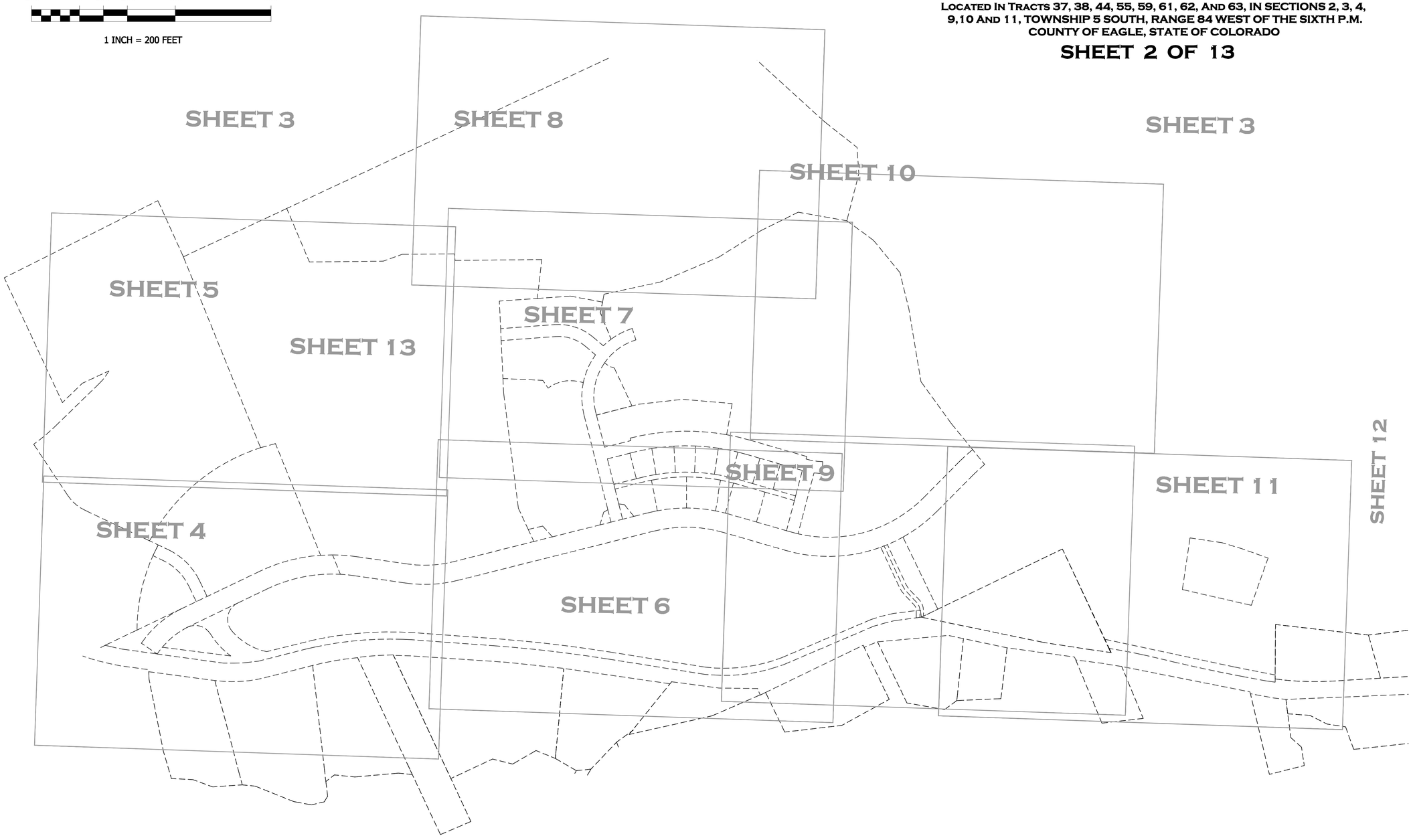
LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9,10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M. COUNTY OF EAGLE, STATE OF COLORADO

SHEET 2 OF 13

KEY MAP

200 0 100 200 400 800

1 INCH = 200 FEET



Archibeque Land Consulting, Ltd

~ Professional Land Surveying & Mapping ~

115 Broadway - P.O. Box 3893 Eagle, Colorado 81631

970.328.6020 Office 970.328.6021 Fax

INFO@PROLANDSURVEY.COM

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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. Additionally, this document is prepared for the sole purpose of use by the parties stated hereon. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

REVISED 04-17-19 PER TOWN COMMENTS
REVISED 04-04-19 PER TOWN COMMENTS
REVISED 02-19-19 PER TOWN COMMENTS
REVISED 02-07-19 PER TOWN COMMENTS
REVISED 09-21-18 SHEET 1 & 10 FOR TRACT G SIZE

FINAL PLAT

HAYMEADOW FILING 1

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DRAWN BY:	JOB NUMBER:	DRAWING NAME:
TJA	05230	05230_FP1.DWG
SHEET 2 OF 13	DATE: 09-13-18	CHECKED BY: MSS

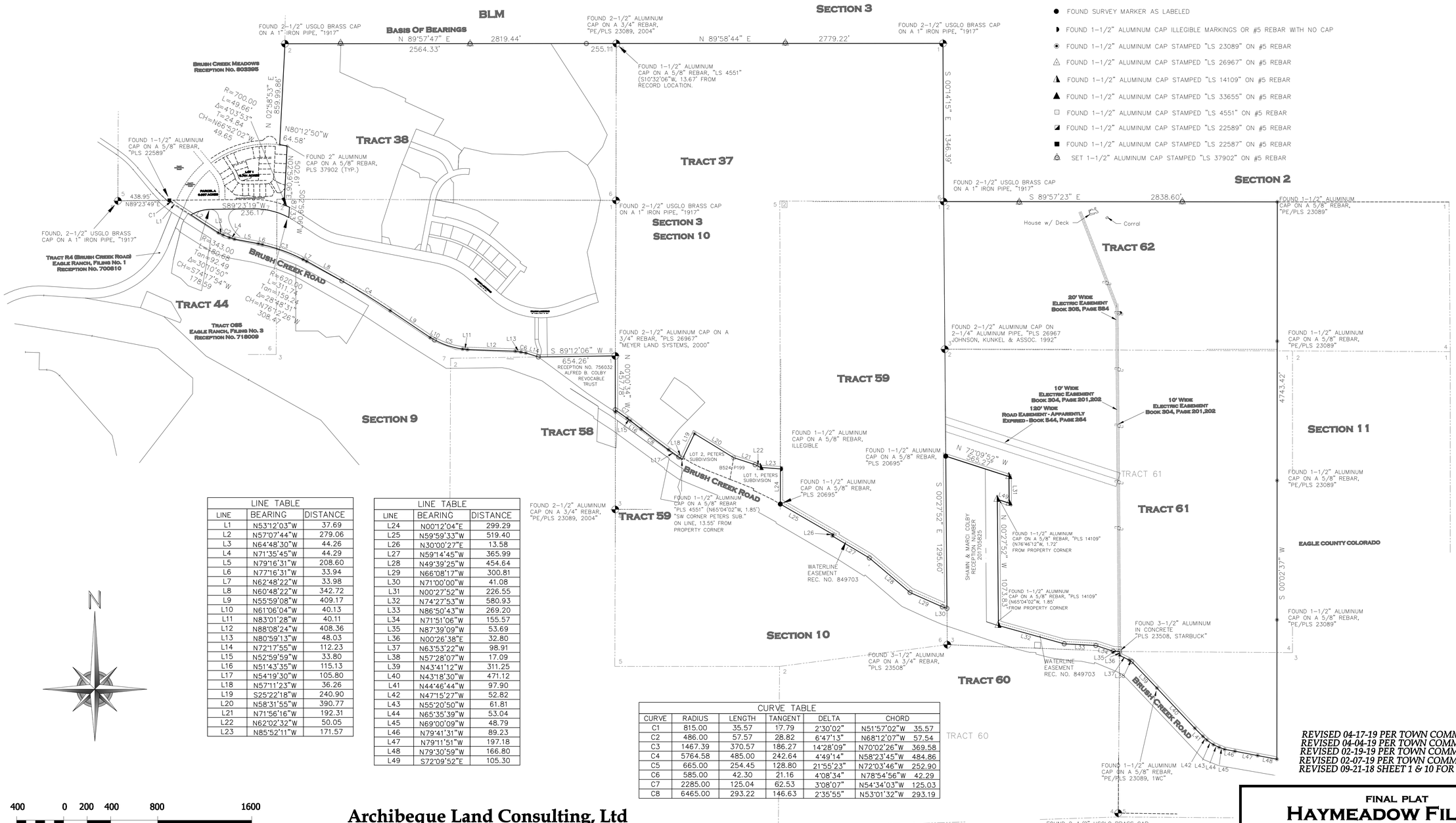
OVERALL SHEET

FINAL PLAT

HAYMEADOW FILING 1

LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9,10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M. COUNTY OF EAGLE, STATE OF COLORADO

SHEET 3 OF 13



- ● FOUND SURVEY MARKER AS LABELED
- ◗ FOUND 1-1/2" ALUMINUM CAP ILLEGIBLE MARKINGS OR #5 REBAR WITH NO CAP
- ◉ FOUND 1-1/2" ALUMINUM CAP STAMPED "LS 23089" ON #5 REBAR
- △ FOUND 1-1/2" ALUMINUM CAP STAMPED "LS 26967" ON #5 REBAR
- ◭ FOUND 1-1/2" ALUMINUM CAP STAMPED "LS 14109" ON #5 REBAR
- ▲ FOUND 1-1/2" ALUMINUM CAP STAMPED "LS 33655" ON #5 REBAR
- □ FOUND 1-1/2" ALUMINUM CAP STAMPED "LS 4551" ON #5 REBAR
- ◪ FOUND 1-1/2" ALUMINUM CAP STAMPED "LS 22589" ON #5 REBAR
- ■ FOUND 1-1/2" ALUMINUM CAP STAMPED "LS 22587" ON #5 REBAR
- ◬ SET 1-1/2" ALUMINUM CAP STAMPED "LS 37902" ON #5 REBAR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N53°12'03"W	37.69
L2	N57°07'44"W	279.06
L3	N64°48'30"W	44.26
L4	N71°35'45"W	44.29
L5	N79°16'31"W	208.60
L6	N77°16'31"W	33.94
L7	N62°48'22"W	33.98
L8	N60°48'22"W	342.72
L9	N55°59'08"W	409.17
L10	N61°06'04"W	40.13
L11	N83°01'28"W	40.11
L12	N88°08'24"W	408.36
L13	N80°59'13"W	48.03
L14	N72°17'55"W	112.23
L15	N52°59'59"W	33.80
L16	N51°43'35"W	115.13
L17	N54°19'30"W	105.80
L18	N57°11'23"W	36.26
L19	S25°22'18"W	240.90
L20	N58°31'55"W	390.77
L21	N71°56'16"W	192.31
L22	N62°02'32"W	50.05
L23	N85°52'11"W	171.57

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N00°12'04"E	299.29
L25	N59°59'33"W	519.40
L26	N30°00'27"E	13.58
L27	N59°14'45"W	365.99
L28	N49°39'25"W	454.64
L29	N66°08'17"W	300.81
L30	N71°00'00"W	41.08
L31	N00°27'52"W	226.55
L32	N74°27'53"W	580.93
L33	N86°50'43"W	269.20
L34	N71°51'06"W	155.57
L35	N87°39'09"W	53.69
L36	N00°26'38"E	32.80
L37	N63°53'22"W	98.91
L38	N57°28'07"W	17.09
L39	N43°41'12"W	311.25
L40	N43°18'30"W	471.12
L41	N44°46'44"W	97.90
L42	N47°15'27"W	52.82
L43	N55°20'50"W	61.81
L44	N65°35'39"W	53.04
L45	N69°00'09"W	48.79
L46	N79°41'31"W	89.23
L47	N79°11'51"W	197.18
L48	N79°30'59"W	166.80
L49	S72°09'52"E	105.30

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	
C1	815.00	35.57	17.79	2°30'02"	N51°57'02"W	35.57
C2	486.00	57.57	28.82	6°47'13"	N68°12'07"W	57.54
C3	1467.39	370.57	186.27	14°28'09"	N70°02'26"W	369.58
C4	5764.58	485.00	242.64	4°49'14"	N58°23'45"W	484.86
C5	665.00	254.45	128.80	21°55'23"	N72°03'46"W	252.90
C6	585.00	42.30	21.16	4°08'34"	N78°54'56"W	42.29
C7	2285.00	125.04	62.53	3°08'07"	N54°34'03"W	125.03
C8	6465.00	293.22	146.63	2°35'55"	N53°01'32"W	293.19

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400 0 200 400 800 1600

1 INCH = 400 FEET

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FINAL PLAT
HAYMEADOW FILING 1
LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9,10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M. COUNTY OF EAGLE, STATE OF COLORADO

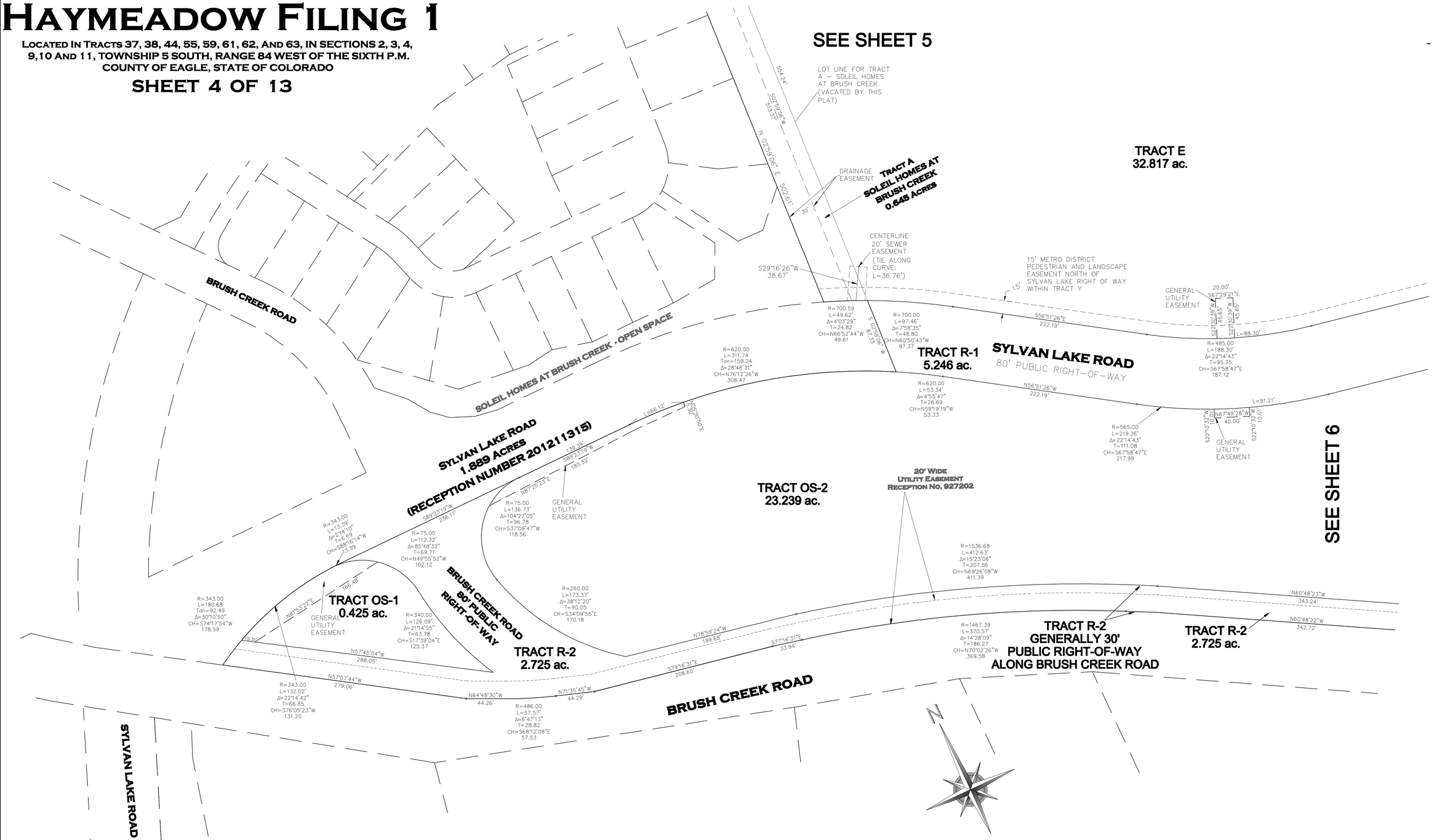
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TJA	05230	05230_FP1.DWG
SHEET 3 OF 13	DATE: 09-13-18	CHECKED BY: MSS

FINAL PLAT

HAYMEADOW FILING 1

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COUNTY OF EAGLE, STATE OF COLORADO

SHEET 4 OF 13



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SHEET 5 OF 13

BLM

TRACT E
32.817 ac.

SEE SHEET 3

TRACT OS-3
35.424 ac.

63.21' PEDESTRIAN EASEMENT TIE TO CORNER

R=370.00
L=74.51'
Δ=11°32'16"
T=37.38'
CH=N79°13'47"W
74.38'

R=300.00
L=160.69'
Δ=30°41'21"
T=82.32'
CH=N58°10'59"W
158.77'

DRAINAGE EASEMENT (SEE SHEET 13)

CENTERLINE OF PATH EASEMENT = SOUTH EDGE OF DRAINAGE EASEMENT

N42°50'18"W
58.39'

R=200.00
L=90.02'
Δ=25°47'17"
T=45.78'
CH=S55°43'57"E
89.26'

N68°37'35"W
82.61'

R=300.00
L=63.47'
Δ=12°07'16"
T=31.85'
CH=N62°33'57"W
63.35'

R=4000.00
L=299.48'
Δ=4°17'23"
T=149.81'
CH=S58°39'01"E
299.41'

S65°35'58"E
308.25'

S84°55'15"E
84.20'

S65°28'30"E
216.69'

S31°42'26"W
27.15'

N65°35'58"W
361.74'

TRACT E
32.817 ac.

R=800.00
L=110.94'
Δ=7°56'44"
T=55.56'
CH=S64°46'04"E
110.85'

CENTERLINE 20' DRAINAGE EASEMENT (SEE SHEET 13)

S21°33'56"W
14.68'

S49°45'43"E
36.25'

R=20.00
L=24.90'
Δ=71°19'37"
T=14.35'
CH=S14°05'54"E
23.32'

LIMITS OF 20' PEDESTRIAN EASEMENT

N68°44'26"W
316.58'

R=980.00
L=125.54'
Δ=7°20'24"
T=62.86'
CH=N65°04'14"W
125.46'

TRACT E
32.817 ac.

N61°24'02"W
94.12'

S31°45'13"W
163.69'

S61°24'02"E
170.25'

TRACT OS-3
35.424 ac.

S68°59'15"E
138.36'

S68°59'15"E
158.63'

5' GENERAL UTILITY EASEMENT

7' PEDESTRIAN EASEMENT NORTH OF RIGHT OF WAY IN TRACT RMF-3

TRACT RMF-3
1.261 ac.
0037

S22°19'41"W
115.10'

R=1100.00
L=43.25'
Δ=2°15'26"
T=21.63'
CH=N21°49'03"W
43.25'

S00°53'00"E
65.02'

R=60.00
L=99.63'
Δ=95°09'03"
T=66.63'
CH=S25°02'01"E
88.53'

20' PEDESTRIAN EASEMENT NORTH OF RIGHT OF WAY

S68°11'02"E
67.66'

S69°16'57"E
225.28'

SNOWY PEAK ROAD
50' PUBLIC-RIGHT-OF-WAY

S69°16'57"E
226.69'

19.75'

N32°46'03"E
24.15'

CENTERLINE 10' METRO DISTRICT DRAINAGE EASEMENT

S22°19'41"W
198.61'

N22°19'41"E
115.22'

TRACT RMF-2
1.459 ac.
0024

S62°22'46"E
166.65'

R=200.00'
S61°02'29"E

39.20'

S61°02'29"E
34.12'

S22°19'41"W
67.58'

TRACT RMF-1
4.867 ac.
0091

CENTERLINE 20' NON-POTABLE WATER EASEMENT

N17°27'24"E
197.11'

CENTERLINE 10' METRO DISTRICT DRAINAGE EASEMENT

CENTERLINE 20' DRAINAGE EASEMENT (SEE SHEET 13)

N17°00'09"E
151.27'

SEE SHEET 7

DRAINAGE EASEMENT (SEE SHEET 13)

S02°59'06"W
86.71' TIE TO CORNER

S88°55'03"E
124.58'

S46°25'46"E
257.79'

S69°15'46"E
170.63'

S58°15'46"E
308.96'

N69°28'46"W
184.19'

WATERLINE EASEMENT DETAIL (N.T.S.)

CENTERLINE 20' WATERLINE EASEMENT

N23°44'40"W
317.67'

SOLID HATCH INDICATES LIMITS OF 20' WATERLINE EASEMENT (SEE DETAIL)

20' TIE

N68°44'40"W
36.01'

BRUSH CREEK MEADOWS FILING 4
RECEPTION NO. 201211319

N02°58'53"E
714.49'

DRAINAGE EASEMENT

TRACT E
32.817 ac.

TRACT A
SOLEIL HOMES AT BRUSH CREEK
0.645 ACRES

S53°11'32"E
108.64'

S 80°12'50" E
111.49'

LOT LINE FOR TRACT A – SOLEIL HOMES AT BRUSH CREEK (VACATED BY THIS PLAT)

DRAINAGE EASEMENT

S02°59'06"W
513.37'

N80°12'50"W
64.58'

SEE SHEET 4

N

50 0 25 50 100 200

1 INCH = 50 FEET

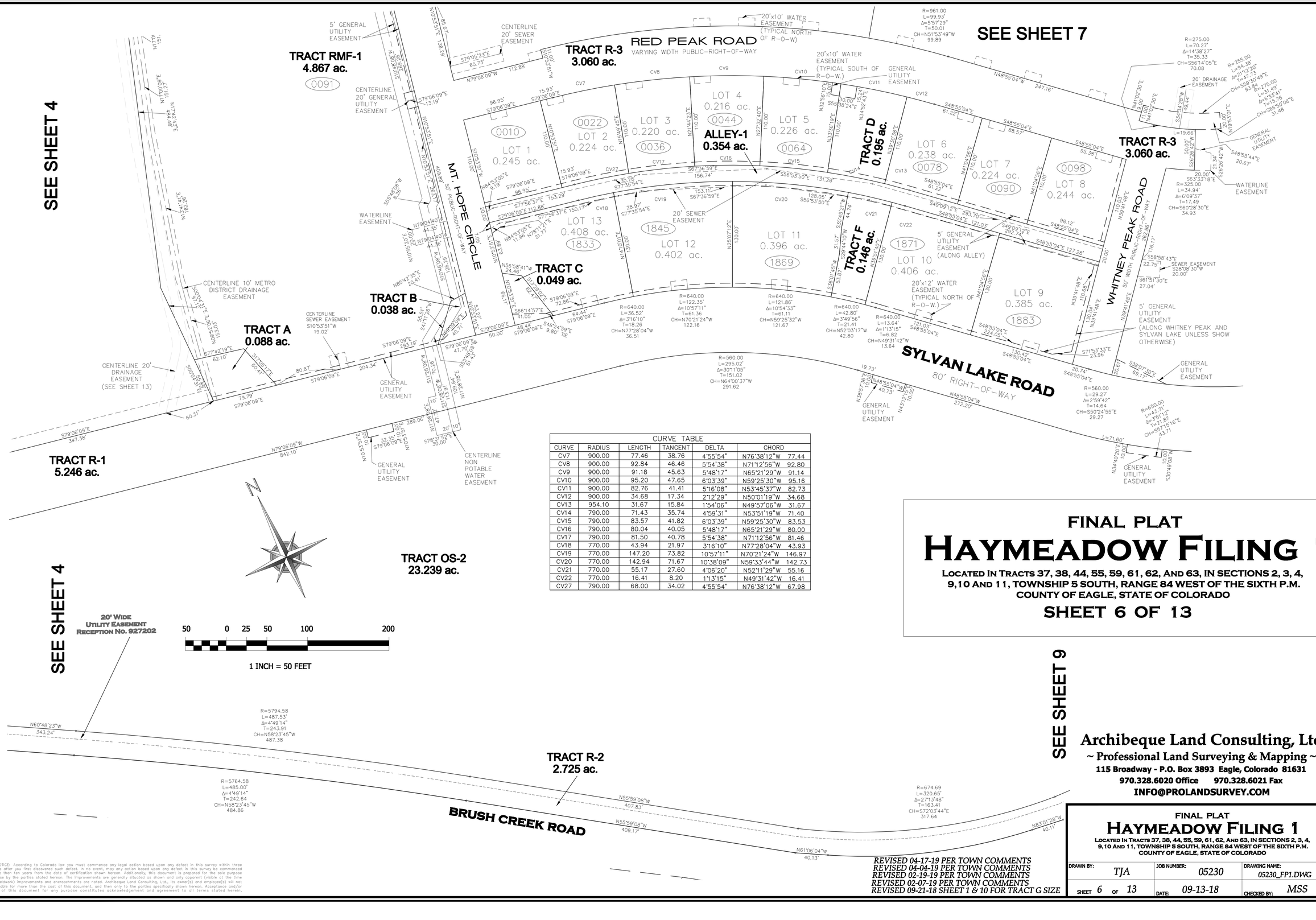
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CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
CV7	900.00	77.46	38.76	4°55'54"	N76°38'12"W 77.44
CV8	900.00	92.84	46.46	5°54'38"	N71°12'56"W 92.80
CV9	900.00	91.18	45.63	5°48'17"	N65°21'29"W 91.14
CV10	900.00	95.20	47.65	6°03'39"	N59°25'30"W 95.16
CV11	900.00	82.76	41.41	5°16'08"	N53°45'37"W 82.73
CV12	900.00	34.68	17.34	2°12'29"	N50°01'19"W 34.68
CV13	954.10	31.67	15.84	1°54'06"	N49°57'06"W 31.67
CV14	790.00	71.43	35.74	4°59'31"	N53°51'19"W 71.40
CV15	790.00	83.57	41.82	6°03'39"	N59°25'30"W 83.53
CV16	790.00	80.04	40.05	5°48'17"	N65°21'29"W 80.00
CV17	790.00	81.50	40.78	5°54'38"	N71°12'56"W 81.46
CV18	770.00	43.94	21.97	3°16'10"	N77°28'04"W 43.93
CV19	770.00	147.20	73.82	10°57'11"	N70°21'24"W 146.97
CV20	770.00	142.94	71.67	10°38'09"	N59°33'44"W 142.73
CV21	770.00	55.17	27.60	4°06'20"	N52°11'29"W 55.16
CV22	770.00	16.41	8.20	1°13'15"	N49°31'42"W 16.41
CV27	790.00	68.00	34.02	4°55'54"	N76°38'12"W 67.98

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SHEET 6 OF 13

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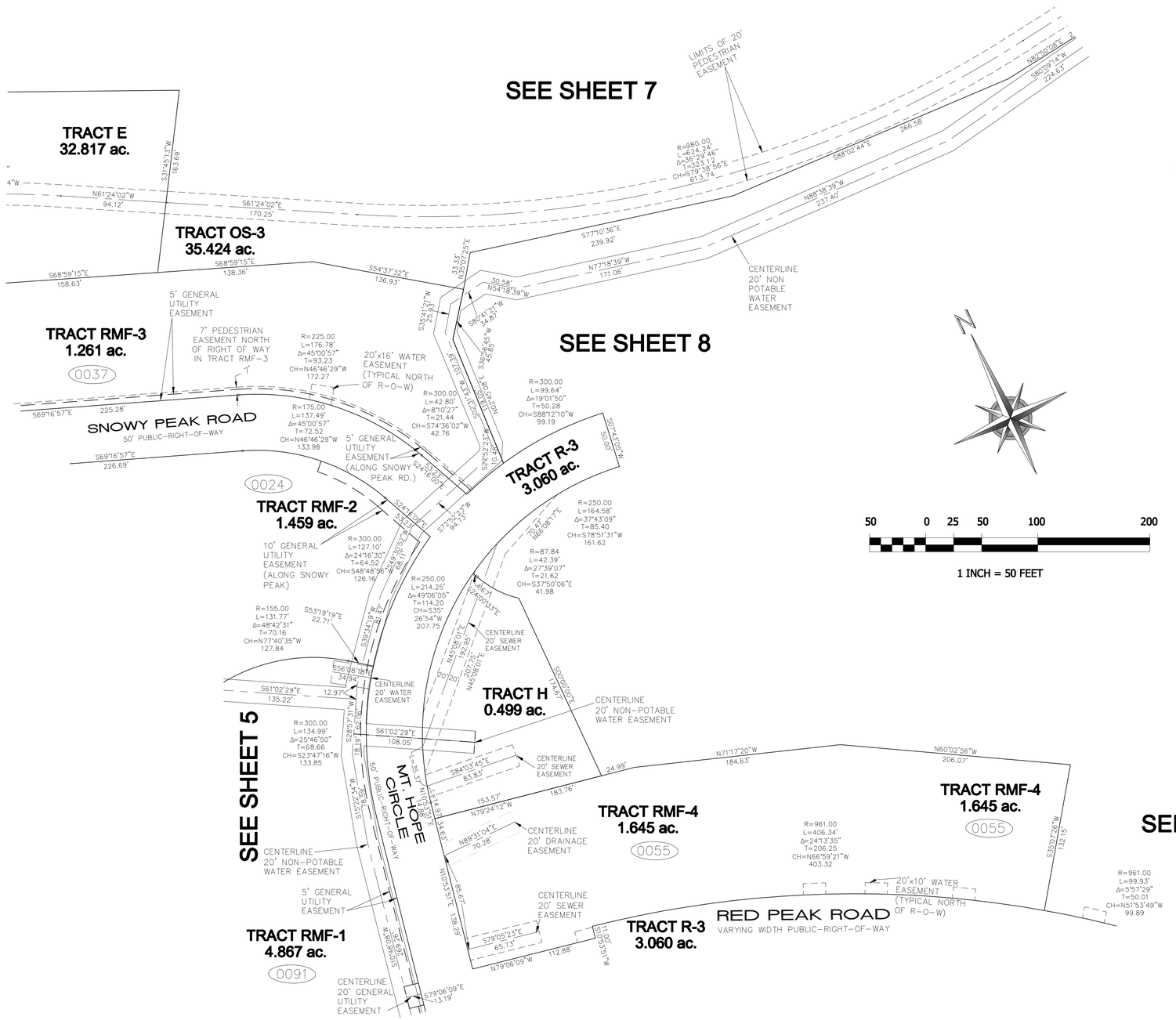
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SHEET 8 OF 13

SEE SHEET 3

SEE SHEET 10

SEE SHEET 5

SEE SHEET 7

SEE SHEET 8

BLM

N 89°57'47" E
2819.44'

N22°39'32"W
673.48'

TRACT Z
508.131 ac.

S26°46'01"E
173.59'

S21°03'55"W
109.20'

R=35.00
L=34.52'
Δ=26°27'25"
T=18.00'
CH=N88°00'54"W
34.20'

S16°15'16"E
37.77'

N78°47'53"E
242.76'

CENTERLINE
20' NON
POTABLE
WATER
EASEMENT

N80°20'11"E
75.32'

S39°15'24"W
205.58'

S88°25'46"E
139.67'

S55°01'36"E
206.18'

S28°46'23"E
137.77'

TRACT OS-3
35.424 ac.

LIMITS OF 20'
PEDESTRIAN
EASEMENT

R=500.00
L=97.40'
Δ=11°08'50"
T=48.80'
CH=N83°47'22"E
97.24'

N88°42'31"E
172.89'

N88°25'46"W
267.84'

R=2000.00
L=272.82'
Δ=7°49'29"
T=136.61'
CH=S86°01'31"W
272.60'

N80°50'08"E
208.27'

S80°09'14"W
224.63'

LIMITS OF 20'
PEDESTRIAN
EASEMENT

R=980.00
L=624.24'
Δ=36°29'46"
T=323.12'
CH=S79°38'56"E
613.74'

S68°02'44"E
266.58'

N

50 0 25 50 100 200

1 INCH = 50 FEET

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SHEET 8 OF 13	DATE: 09-13-18	CHECKED BY: MSS

SEE SHEET 10

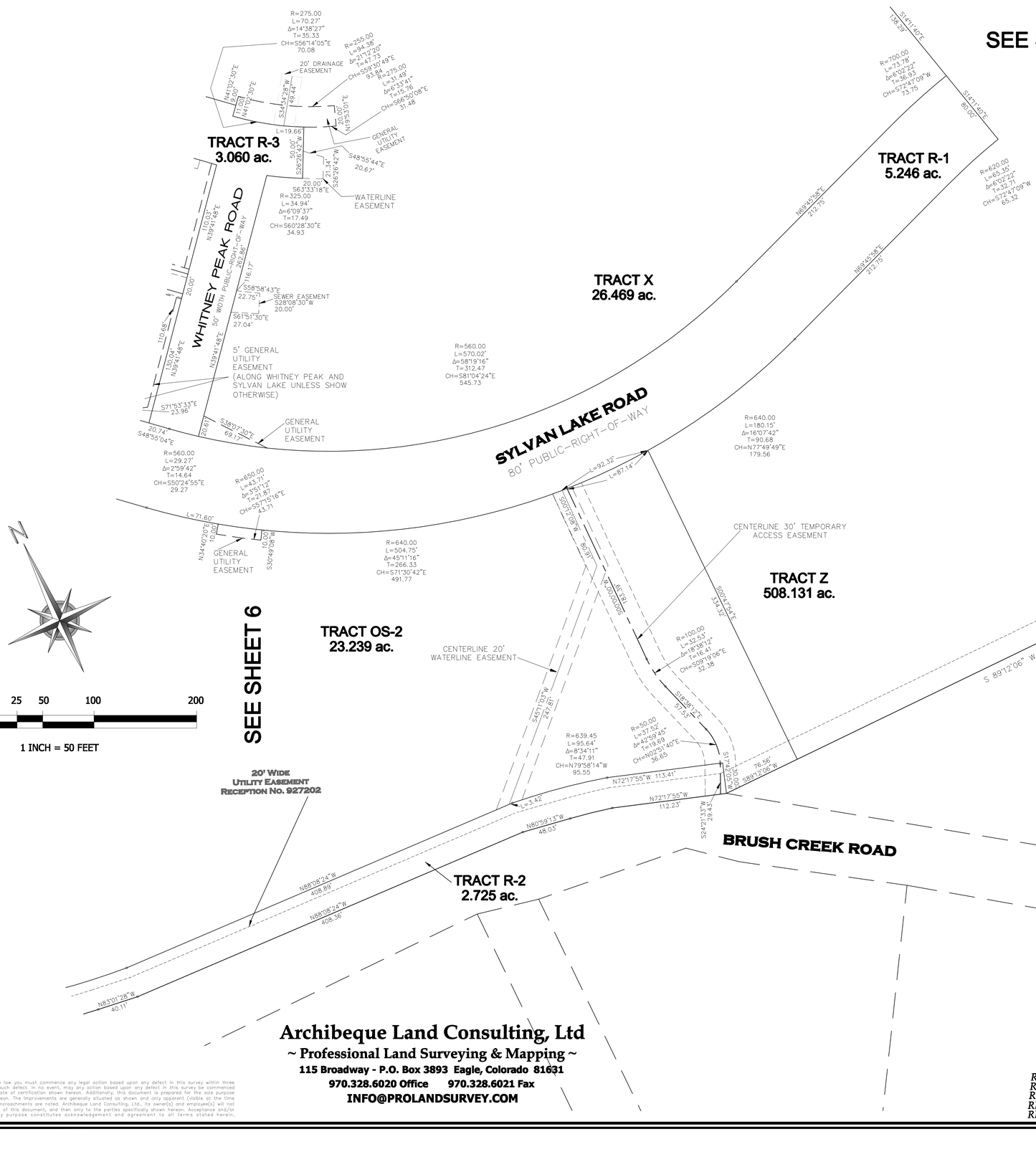
FINAL PLAT

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SHEET 9 OF 13

SEE SHEET 11



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SHEET 10 OF 13

SEE SHEET 3

SEE SHEET 3

TRACT OS-3
35.424 ac.

CENTERLINE 20' NON POTABLE WATER EASEMENT

LIMITS OF 20' PEDESTRIAN EASEMENT

N76°47'53"E 242.76'

R=400.00 L=97.36' Δ=13°56'57" T=48.89' CH=N83°12'22"E 97.11'

N89°20'11"E 75.32'

S39°13'43"E 203.58'

S88°25'46"E 139.67'

S55°01'36"E 206.18'

R=2000.00 L=272.82' Δ=7°49'13" T=136.70' CH=S86°07'13"W 272.60'

N88°42'31"E 172.89'

N88°25'46"W 267.84'

S28°35'23"E 137.77'

S14°18'05"E 774.78'

S11°12'27"W 65.53'

S00°27'S15°13'02"W

S10°08'49"E 218.29'

S14°11'40"E 138.09'

N82°50'08"E 208.27'

S80°39'14"W 224.63'

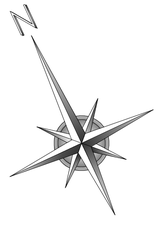
S88°02'44"E 266.58'

S8°38'39"W 237.40'

SEE SHEET 8

TRACT Z
508.131 ac.

TRACT X
26.469 ac.



50 0 25 50 100 200

1 INCH = 50 FEET

SEE SHEET 9

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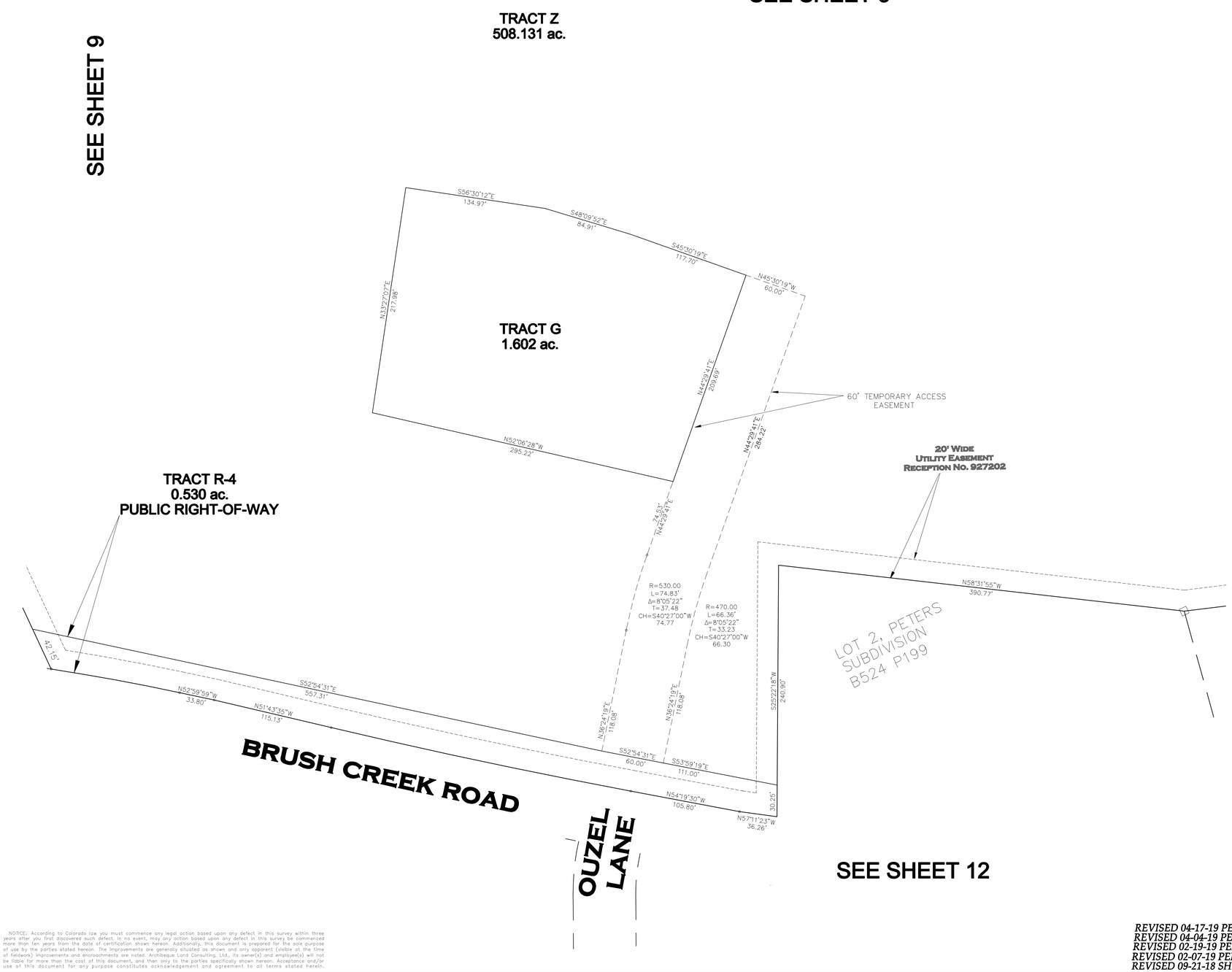
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SHEET 11 OF 13

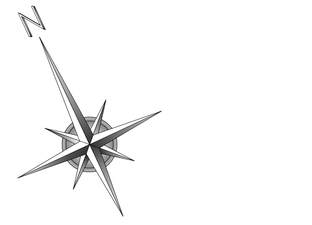
SEE SHEET 3

SEE SHEET 9

SEE SHEET 12



SEE SHEET 12



50 0 25 50 100 200

1 INCH = 50 FEET

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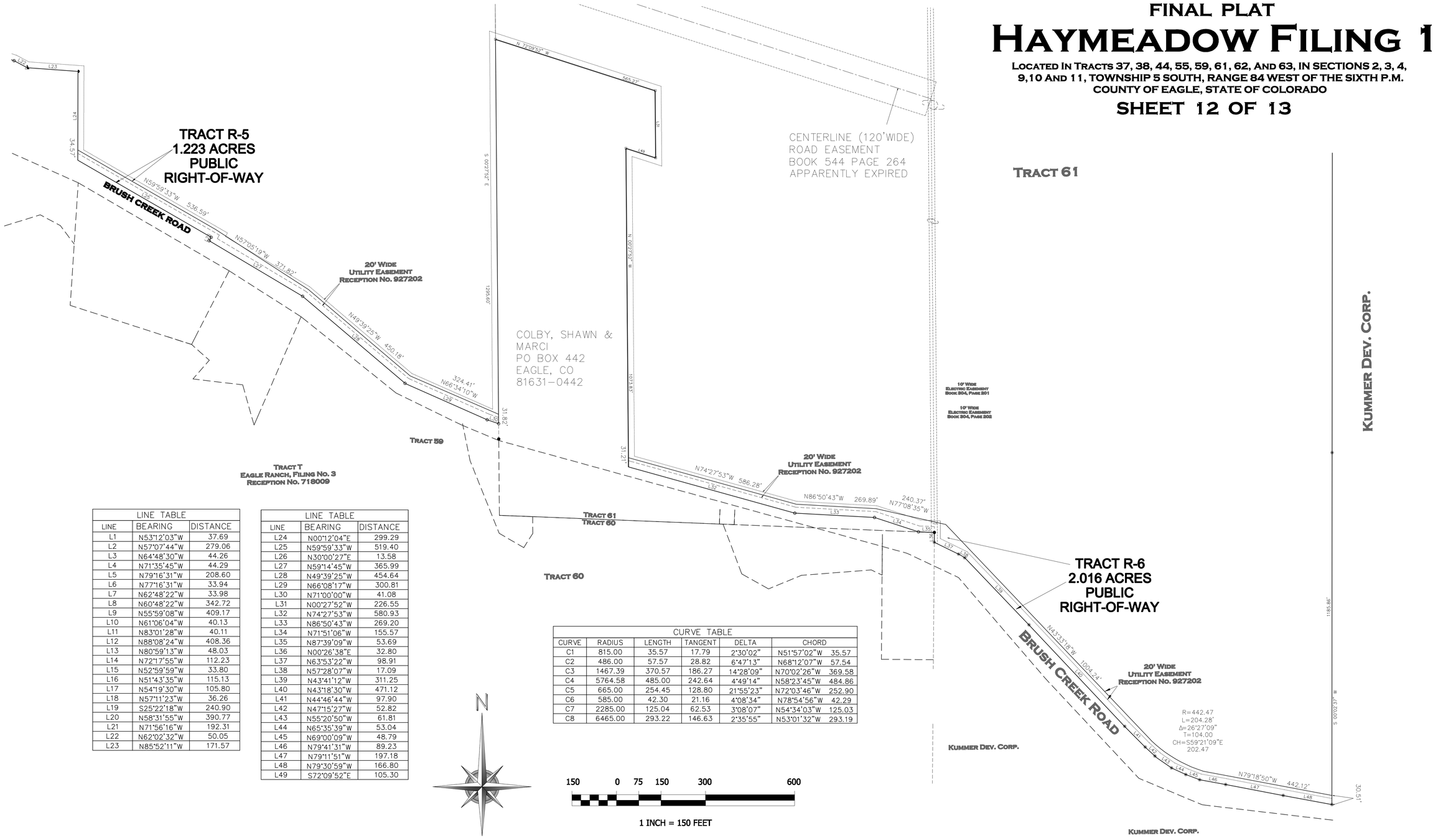
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SHEET 12 OF 13



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N53°12'03"W	37.69
L2	N57°07'44"W	279.06
L3	N64°48'30"W	44.26
L4	N71°35'45"W	44.29
L5	N79°16'31"W	208.60
L6	N77°16'31"W	33.94
L7	N62°48'22"W	33.98
L8	N60°48'22"W	342.72
L9	N55°59'08"W	409.17
L10	N61°06'04"W	40.13
L11	N83°01'28"W	40.11
L12	N88°08'24"W	408.36
L13	N80°59'13"W	48.03
L14	N72°17'55"W	112.23
L15	N52°59'59"W	33.80
L16	N51°43'35"W	115.13
L17	N54°19'30"W	105.80
L18	N57°11'23"W	36.26
L19	S25°22'18"W	240.90
L20	N58°31'55"W	390.77
L21	N71°56'16"W	192.31
L22	N62°02'32"W	50.05
L23	N85°52'11"W	171.57

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N00°12'04"E	299.29
L25	N59°59'33"W	519.40
L26	N30°00'27"E	13.58
L27	N59°14'45"W	365.99
L28	N49°39'25"W	454.64
L29	N66°08'17"W	300.81
L30	N71°00'00"W	41.08
L31	N00°27'52"W	226.55
L32	N74°27'53"W	580.93
L33	N86°50'43"W	269.20
L34	N71°51'06"W	155.57
L35	N87°39'09"W	53.69
L36	N00°26'38"E	32.80
L37	N63°53'22"W	98.91
L38	N57°28'07"W	17.09
L39	N43°41'12"W	311.25
L40	N43°18'30"W	471.12
L41	N44°46'44"W	97.90
L42	N47°15'27"W	52.82
L43	N55°20'50"W	61.81
L44	N65°35'39"W	53.04
L45	N69°00'09"W	48.79
L46	N79°41'31"W	89.23
L47	N79°11'51"W	197.18
L48	N79°30'59"W	166.80
L49	S72°09'52"E	105.30

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	
C1	815.00	35.57	17.79	2°30'02"	N51°57'02"W	35.57
C2	486.00	57.57	28.82	6°47'13"	N68°12'07"W	57.54
C3	1467.39	370.57	186.27	14°28'09"	N70°02'26"W	369.58
C4	5764.58	485.00	242.64	4°49'14"	N58°23'45"W	484.86
C5	665.00	254.45	128.80	21°55'23"	N72°03'46"W	252.90
C6	585.00	42.30	21.16	4°08'34"	N78°54'56"W	42.29
C7	2285.00	125.04	62.53	3°08'07"	N54°34'03"W	125.03
C8	6465.00	293.22	146.63	2°35'55"	N53°01'32"W	293.19

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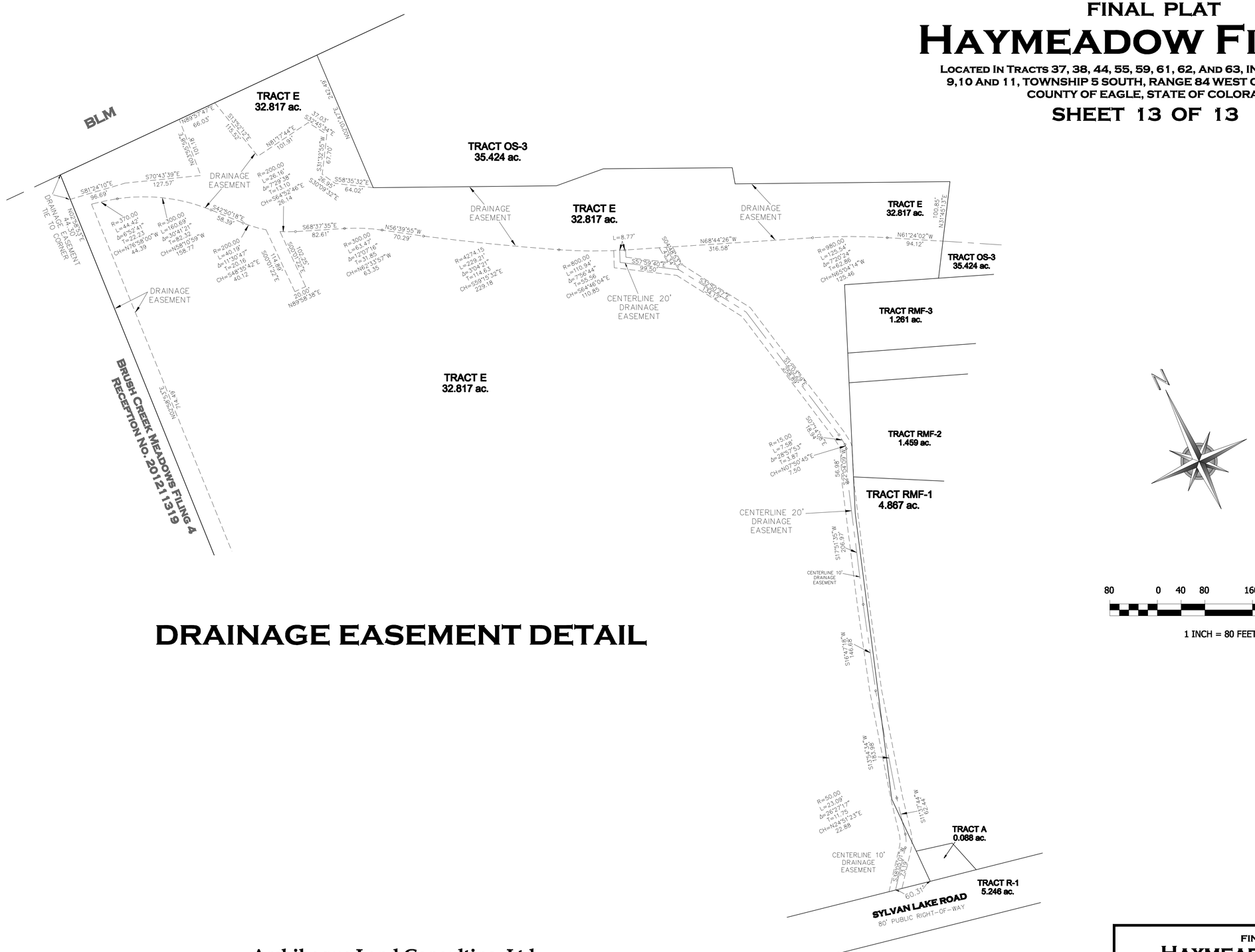
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SHEET 13 OF 13



DRAINAGE EASEMENT DETAIL

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