

First Amendment Haymeadow Filing 1,
A Subdivision of the Town of Eagle, Colorado
Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63
Township 5 South, Range 84 West of the Sixth P.M.

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned: Abrika Properties, LLC, Haymeadow Metropolitan District and the Town of Eagle being the sole owner in fee simple of all that real property described as follows:

Haymeadow Filing 1 as recorded at Reception No. 201907561, containing 657.34 acres more or less as shown on the accompanying map, 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:

First Amendment Haymeadow Filing 1, A Subdivision of the Town of Eagle, County of Eagle, State of Colorado; and does hereby make the following dedications and grants:

All utility easements as shown on this First Amended 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.

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 First Amendment Plat Haymeadow Filing 1, A Subdivision of the Town of Eagle, County of Colorado.

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 _____, 2020,

by _____

as _____

of: Abrika Properties, LLC.

Witness my hand and official seal.

My commission expires: _____ Notary Public

Executed this _____ day of _____, 2020.

Owner: Haymeadow Metropolitan District

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 _____, Haymeadow Metropolitan District

Witness my hand and official seal.

My commission expires: _____ Notary Public

TITLE CERTIFICATE

Land Title Guarantee Company does hereby certify that it has examined the title to all lands shown on this First Amendment Plat Haymeadow Filing 1, A Subdivision of the Town of Eagle, 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: _____

NOTES:

1. The purpose of this First Amendment Haymeadow Filing 1, A Subdivision of the Town of Eagle, County of Colorado is to amend various easements as depicted on the final plat of Haymeadow Filing 1 as recorded at Reception No. 201907561.

2. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of N89°57'47"E the line between Corner 2 of Tract 38 a 2 1/2" USGLO Brass Cap on a 1" diameter iron pipe and Corner 1 of said Tract 38 a 2 1/2" Aluminum Cap on a 3/4" rebar situated along the North line of the subject parcel as shown hereon.

3. Ten feet southerly of and parallel to the northerly line of Tract OS2 as depicted at Reception No. 201907561 an easement replaces the several various easements with one 10' General Utility Easement (GUE) as shown hereon.

4. The metes and bounds of the water line easement as described on sheet 5 of the record plat (Rec.No.201907561) did not close to the west lines of Tract RMF-3 a portion of Tract R-3. The adjoining course dimension is update herein to close on the intended coincidental lines of said waterline easement and Tract R-3 as shown hereon.

5. Sewer Easements are amended by this plat to a GUE as shown hereon.

6. A pedestrian access easement is dedicated along the westerly five feet (5.0') of Tract C as shown hereon.

7. Survey date: September 25, 2020

8. Units of linear measurements are displayed in US Survey Feet.

9. SGM is not be responsible for changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.

10. Property descriptions shown hereon are based on the record document recorded at Reception Number 201907561 as Final Plat Haymeadow Filing 1.

11. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easements and other encumbrances of record has been taken from the Final Plat Haymeadow Filing 1, Reception Number 201907561

12. This plat amends the Temporary Access Easement on, over, under, above, across and through that area designated hereon as "Amended Temporary Access Easement" together with a non-perpetual right of ingress and egress thereto as shown hereon. 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.

13. Abrika Properties, LLC, Haymeadow Metro District and the Town of Eagle amended and dedicated the several easements as shown hereon to the town for various uses 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 and storm water, 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.

14. Abrika Properties, LLC, and Haymeadow Metro District hereby amend and dedicate the following easements for various purposed including but not limited to:

A. Haymeadow Metro District 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 as well as the maintenance thereof as shown hereon.

B. Haymeadow Metro District 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, storm drains, manholes and inlets, together with a perpetual right of ingress and egress thereto.

15. Abbreviations: Aluminum = Alum.; Angle Point = AP; Center line = CL; Diameter= dia.; Land Surveyor = LS; Public Land Survey System = PLSS Reception Number = Reception No. or Rec.No.; Tract = TR; United States Government Land Office= USGLO;

16. Other than along the coincidental North and East Lines of Tract 58 there are no changes to the configuration of the various Tracts created by Haymeadows, Filing 1. Bearing and distance revisions along said line reflect details of the map recorded at Reception No. 202006936.

17. Monuments falling along the southerly limit of Tract R2 (the outer limits of the subdivision) fall in Brush Creek Road and were not set. The Southerly limit of Tract OS 2 has been monumented in the course of this survey.

TOWN OF EAGLE CONSENT TO EASEMENT MODIFICATION:

The amendment and vacation of certain easements as depicted for record in that plat recorded at Reception Number 201907561 and amended or vacated hereon are hereby accepted and agreed to by Town of Eagle

this _____ day of _____, 2019.

TOWN OF EAGLE

By: _____

AGENT: _____

HAYMEADOW METRO DISTRICT CONSENT TO EASEMENT MODIFICATION:

The amendment and vacation of certain easements as depicted for record in that plat recorded at Reception Number 201907561 and amended or vacated hereon are hereby accepted and agreed to by Haymeadow Metro District.

this _____ day of _____, 2019.

HAYMEADOW METRO DISTRICT

By: _____

AGENT: _____

ABRIKA PROPERTIES, LLC CONSENT TO EASEMENT MODIFICATION:

The amendment and vacation of certain easements as depicted for record in that plat recorded at Reception Number 201907561 and amended or vacated hereon are hereby accepted and agreed to by Abrika Properties, LLC

this _____ day of _____, 2019.

ABRIKA PROPERTIES, LLC

By: _____

AGENT: _____

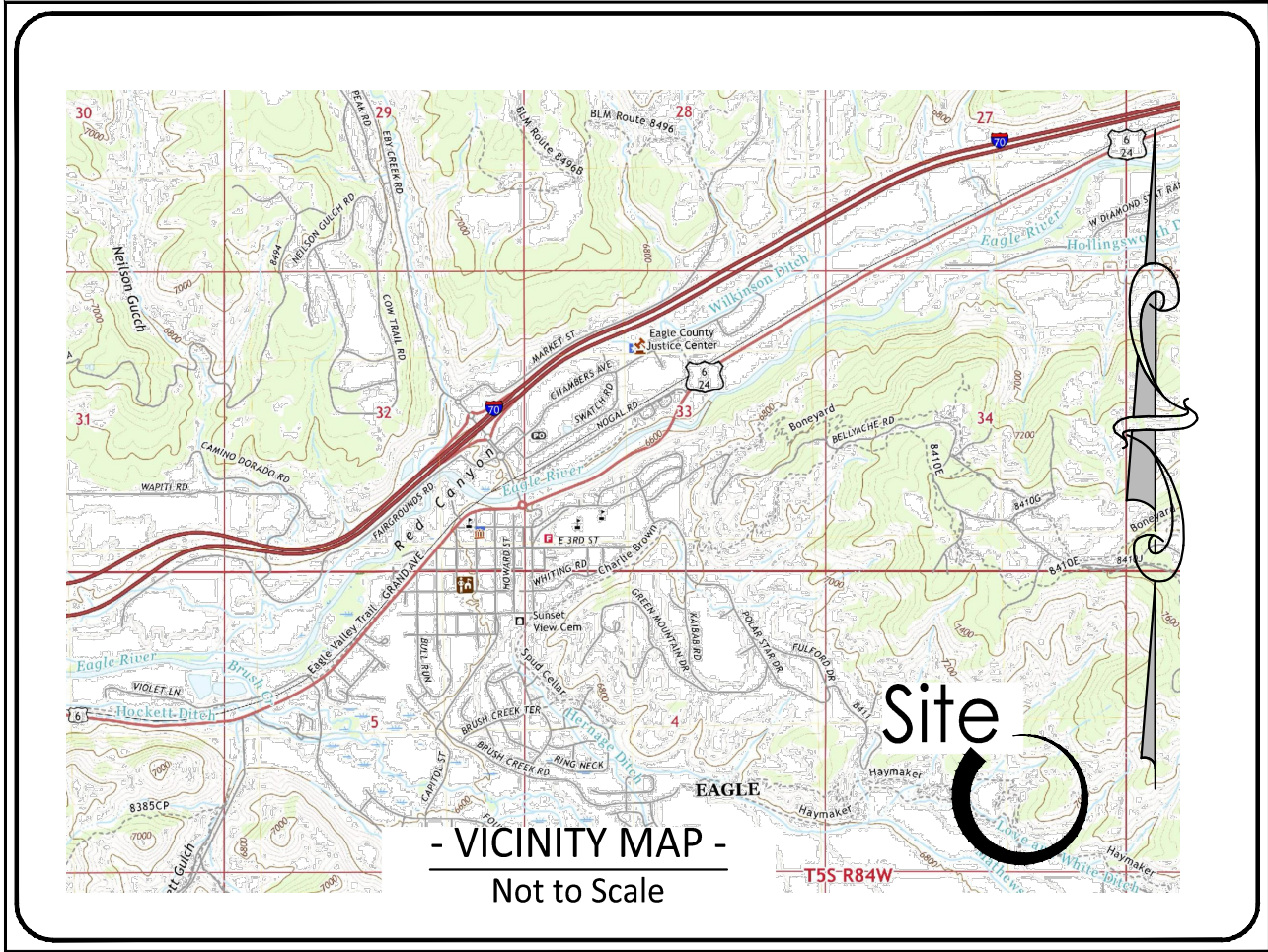
SURVEYOR'S CERTIFICATE

I, Scott A. Hemmen, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this First Amendment Plat Haymeadow Filing 1, A Subdivision of the Town of Eagle is a true, correct, and complete 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.

Scott A. Hemmen

PLS 38182 for and

on the behalf of SGM



- VICINITY MAP -
Not to Scale

TOWN COUNCIL CERTIFICATE

This First Amendment Plat Haymeadow Filing 1, A Subdivision of the Town of Eagle, County of Eagle, State of Colorado is approved by Town Council 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

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 First Amendment Haymeadow Filing 1, A Subdivision of the Town of Eagle, are paid in full.

Dated this _____ day of _____, A.D. 2020.

Treasurer of Eagle County, Colorado

PLANNING COMMISSION CERTIFICATE

This First Amendment Haymeadow Filing 1, A Subdivision of the Town of Eagle, approved by the Town of Eagle Planning Commission the ____ day of _____, 2020.

Chairman

EAGLE COUNTY CLERK & RECORDER CERTIFICATE

This First Amendment Haymeadow Filing 1, A Subdivision of the Town of Eagle, was filed for record in the office of the Eagle County Clerk and Recorder at _____ o'clock _____ M. on the _____ day of _____, 2020, and is duly recorded at Reception No. _____

EAGLE COUNTY CLERK & RECORDER

By: _____ Deputy

First Amendment Haymeadow Filing 1,
A Subdivision of the
Town of Eagle, Colorado

Revision	Date	By
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Job No. 2016-277.003
Drawn by:
Date: October 7 2020
Approved: -- | PLS: sah
File: Haymeadow Filing 1 First Amended Plat

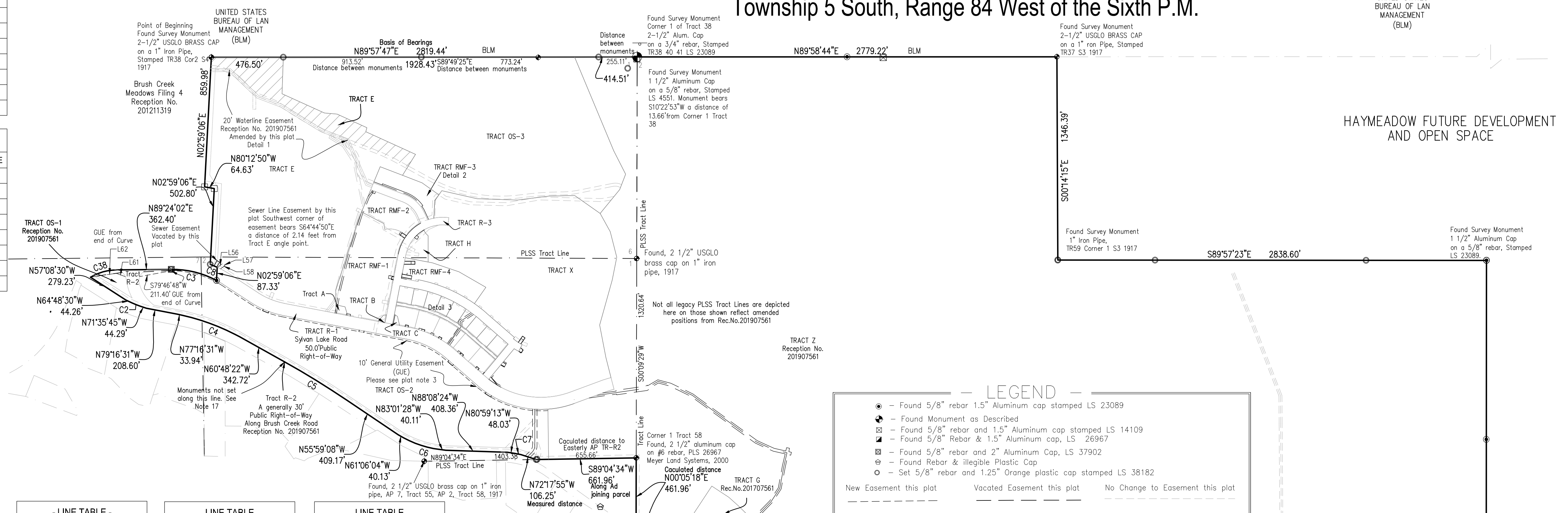
Title:
First Amendment
Haymeadow Filing 1

Sheet No.

1

Of: .

First Amendment Haymeadow Filing 1,
Subdivision of the Town of Eagle, Colorado
Situating in Tracts 37, 38, 44, 55, 59, 61, 62, and 63
Township 5 South, Range 84 West of the Sixth P.M.



- LINE TABLE -		
LINE #	BEARING	DISTANCE
L29	N10°37'08"E	12.00'
L30	N10°37'08"E	12.00'
L31	N41°02'18"E	12.00'
L32	S41°02'18"W	12.00'
L33	N53°57'18"W	7.12'
L34	N37°11'59"E	20.74'
L35	N43°20'42"W	52.33'
L36	N59°47'07"W	51.03'

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L37	N30°12'53"E	7.38'
L38	N50°06'05"W	7.91'
L39	N61°51'30"W	19.60'
L40	S61°51'30"E	16.40'
L41	S50°06'05"E	4.78'
L42	S48°55'44"E	17.05'
L43	S48°55'44"E	23.76'
L44	N34°34'28"E	30.55'

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L45	S34°34'28"W	31.96'
L46	N79°06'09"W	34.34'
L47	S79°06'09"E	34.34'
L48	S79°53'16"E	31.53'
L49	S10°54'37"W	11.59'
L50	S79°05'23"E	34.21'
L51	N79°06'09"W	65.73'
L52	S89°31'04"W	46.74'

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L53	N89°31'04"E	42.71'
L54	N58°19'27"W	21.00'
L55	S58°19'27"E	16.72'
L56	S52°35'33"W	46.70'
L57	N37°24'27"W	20.00'
L58	N52°35'33"E	36.80'
L59	S56°08'18"E	45.29'
L60	N56°08'18"W	44.95'

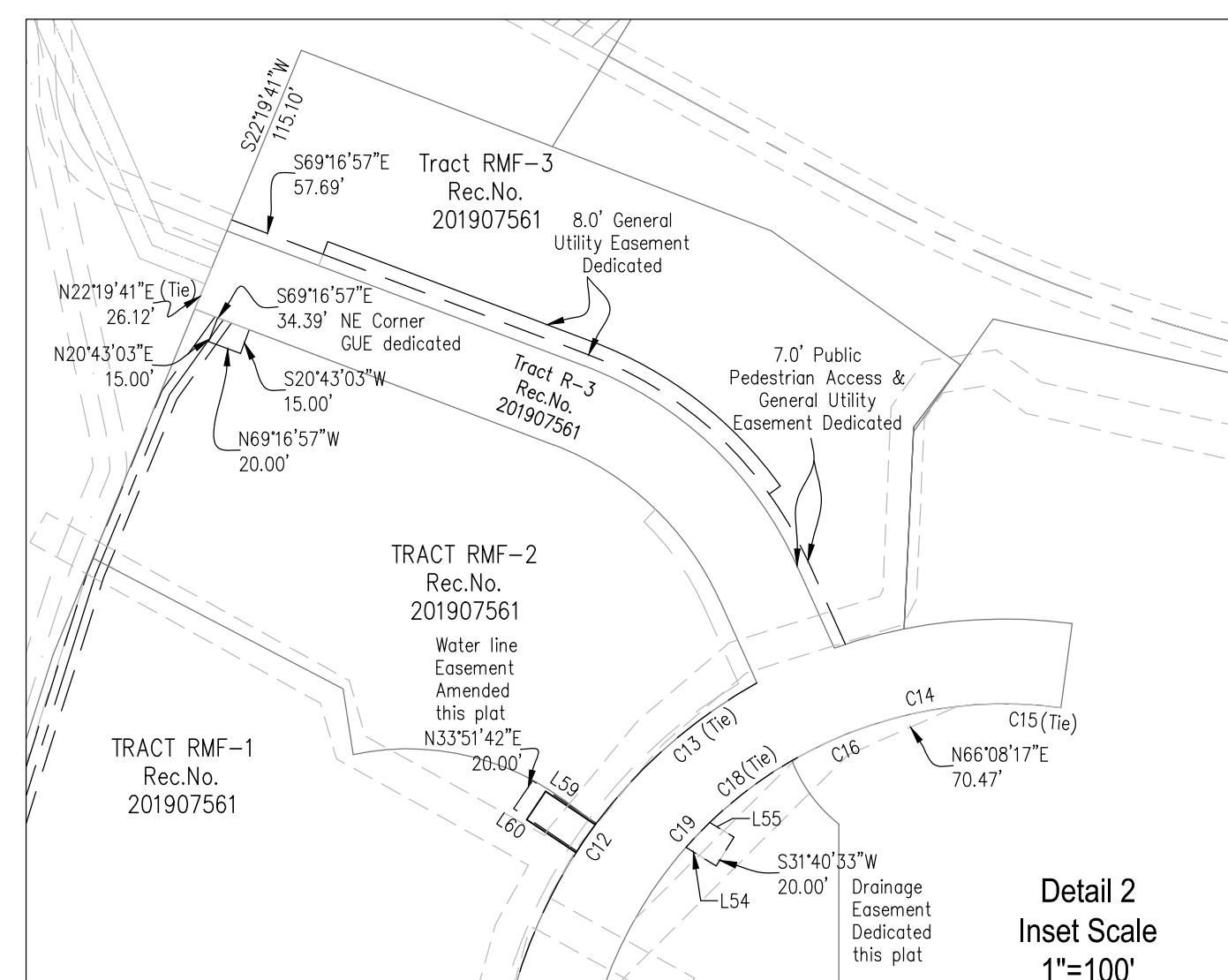
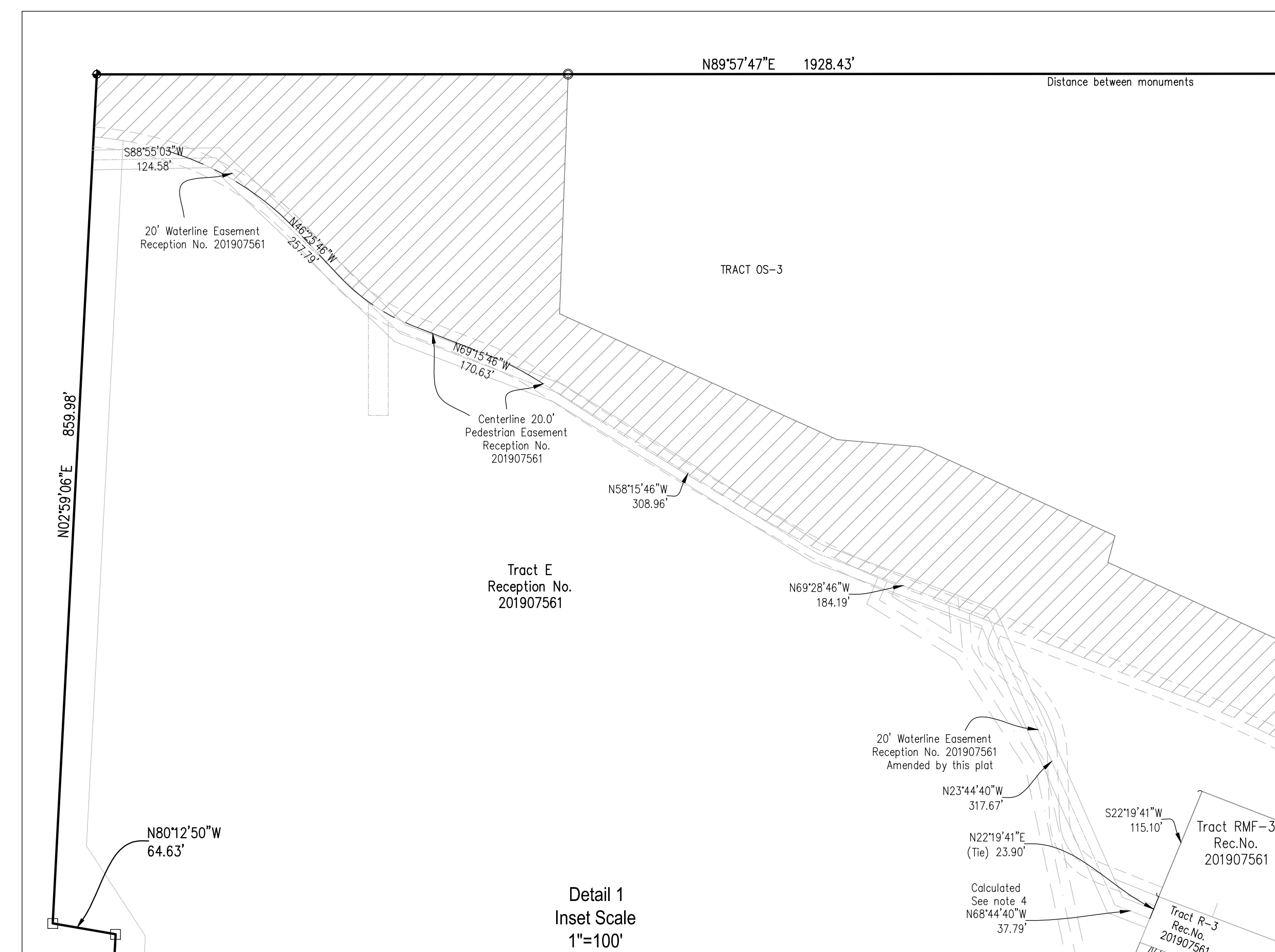
<u>- LINE TABLE -</u>		
LINE #	BEARING	DISTANCE
L61	S70°02'33"E	64.71'
L62	N81°15'19"E	171.79'

- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	57.57'	486.00'	6°14'13"	N68°12'08"W	57.53'
C3	311.74'	620.00'	28°48'31"	S76°12'26"E	308.47'
C4	370.57'	1467.33'	14°28'09"	N70°02'26"W	369.58'
C5	485.00'	5764.58'	4°49'14"	N58°23'45"W	484.86'
C6	254.45'	665.00'	21°55'24"	N72°03'46"W	252.90'
C7	42.30'	585.00'	4°08'34"	N78°54'56"W	42.29'
C8	49.66'	700.00'	4°03'53"	N66°52'02"W	49.65'
C10	293.22'	645.00'	2°35'55"	N53°01'32"E	293.19'
C38	180.68'	343.00'	30°10'50"	N74°17'54"E	178.59'

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L1	N79°30'59"W	166.80'
L2	N79°41'31"W	89.23'
L3	N69°00'09"W	48.79'
L4	N65°35'39"W	53.04'
L5	N55°20'50"W	61.81'
L6	N47°15'27"W	52.82'
L7	N44°46'44"W	97.90'
L8	N57°28'07"W	17.09'

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L9	N63°53'22"W	98.91'
L10	N00°26'38"E	32.80'
L11	N87°39'09"W	53.69'
L12	N71°51'06"W	155.57'
L13	S72°09'52"E	105.30'
L16	N1°00'00"W	41.08'
L17	N30°00'27"E	13.58'
L18	N62°02'32"W	50.05'

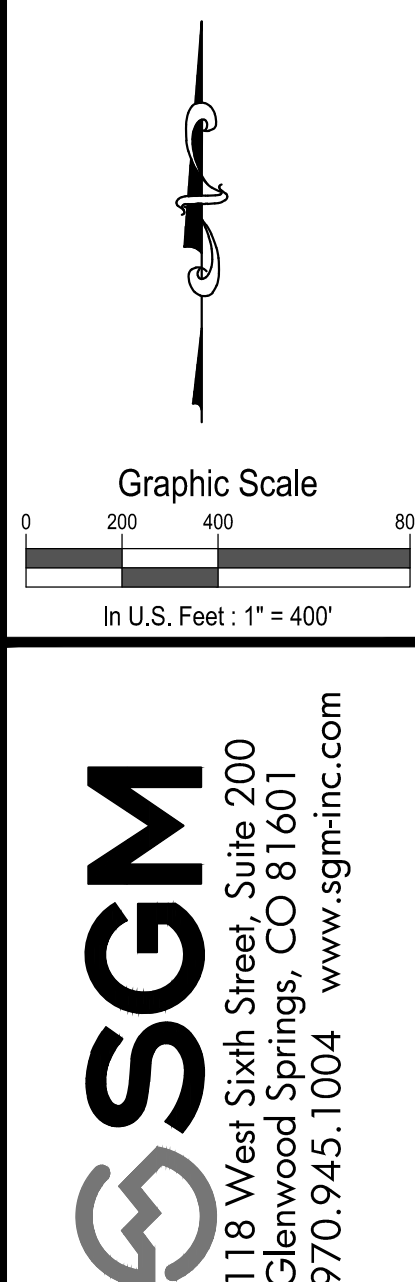
- LINE TABLE -		
LINE #	BEARING	DISTANCE
L19	S25°22'18"W	240.90'
L20	N57°11'23"W	36.26'
L21	N54°19'30"W	105.80'
L22	N51°43'35"W	115.13'
L23	N52°59'59"W	33.80'



- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	20.01'	300.00'	3°49'16"	S34°50'07"W	20.00'
C13	126.75'	300.00'	24°12'26"	S48°50'58"W	125.81'
C14	160.80'	250.00'	36°51'12"	N79°17'29"E	158.04'
C15	61.02'	250.00'	13°59'02"	S89°16'26"E	60.86'
C16	99.79'	250.00'	22°52'10"	N72°17'58"E	99.13'
C17	135.34'	300.00'	25°50'54"	S23°49'18"W	134.20'
C18	60.72'	250.00'	13°55'01"	N53°02'26"E	60.58'
C19	20.46'	250.00'	4°41'18"	N43°44'16"E	20.45'
C20	65.35'	620.00'	6°02'22"	S72°49'09"W	65.32'
C23	180.15'	640.00'	16°07'42"	N77°49'45"E	179.56'

<u>- CURVE TABLE -</u>					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C37	38.14'	629.81'	3°28'12"	S52°15'05"E	38.14'

- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C24	684.91'	640.00'	61°18'58"	N79°34'33"W	652.69'
C25	267.69'	640.00'	23°57'52"	S81°44'54"W	265.74'
C26	47.20'	600.00'	45°04'12"	S22°24'42"W	45.99'
C27	50.14'	900.00'	31°11'32"	S42°47'55"E	50.14'
C28	82.76'	900.00'	51°16'08"	N53°45'37"W	82.73'
C29	112.62'	560.00'	11°31'20"	S67°40'26"E	112.43'
C30	34.94'	325.00'	6°09'37"	S80°28'30"E	34.93'
C31	127.91'	471.63'	15°32'18"	S62°05'54"E	127.61'
C34	90.62'	2270.00'	21°17'14"	S56°58'45"E	90.61'
C36	193.81'	2980.00'	34°43'35"	S56°15'34"E	193.78'



First Amendment Haymeadow
Filing 1, A Subdivision of the
Town of Eagle, County of
Colorado

#	Revision	Date	By:
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Job No.	2016-277.00
Drawn by:	sal
Date:	October 7 2021
Approved:	PLS: sal
File:	Haymeadow Filing 1 First Amended Pla

Title:

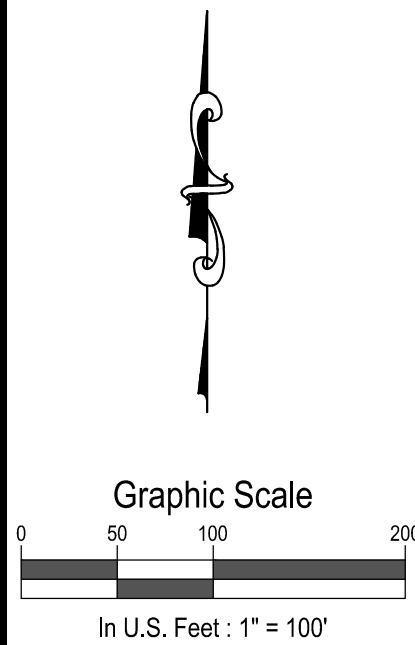
First Amendment
Haymeadow Filing 1

Sheet No. _____

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Of - 3

First Amendment Haymeadow Filing 1,
A Subdivision of the Town of Eagle, Colorado
Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63
Township 5 South, Range 84 West of the Sixth P.M.



SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

First Amendment Haymeadow
Filing 1, A Subdivision of the
Town of Eagle, County of
Colorado

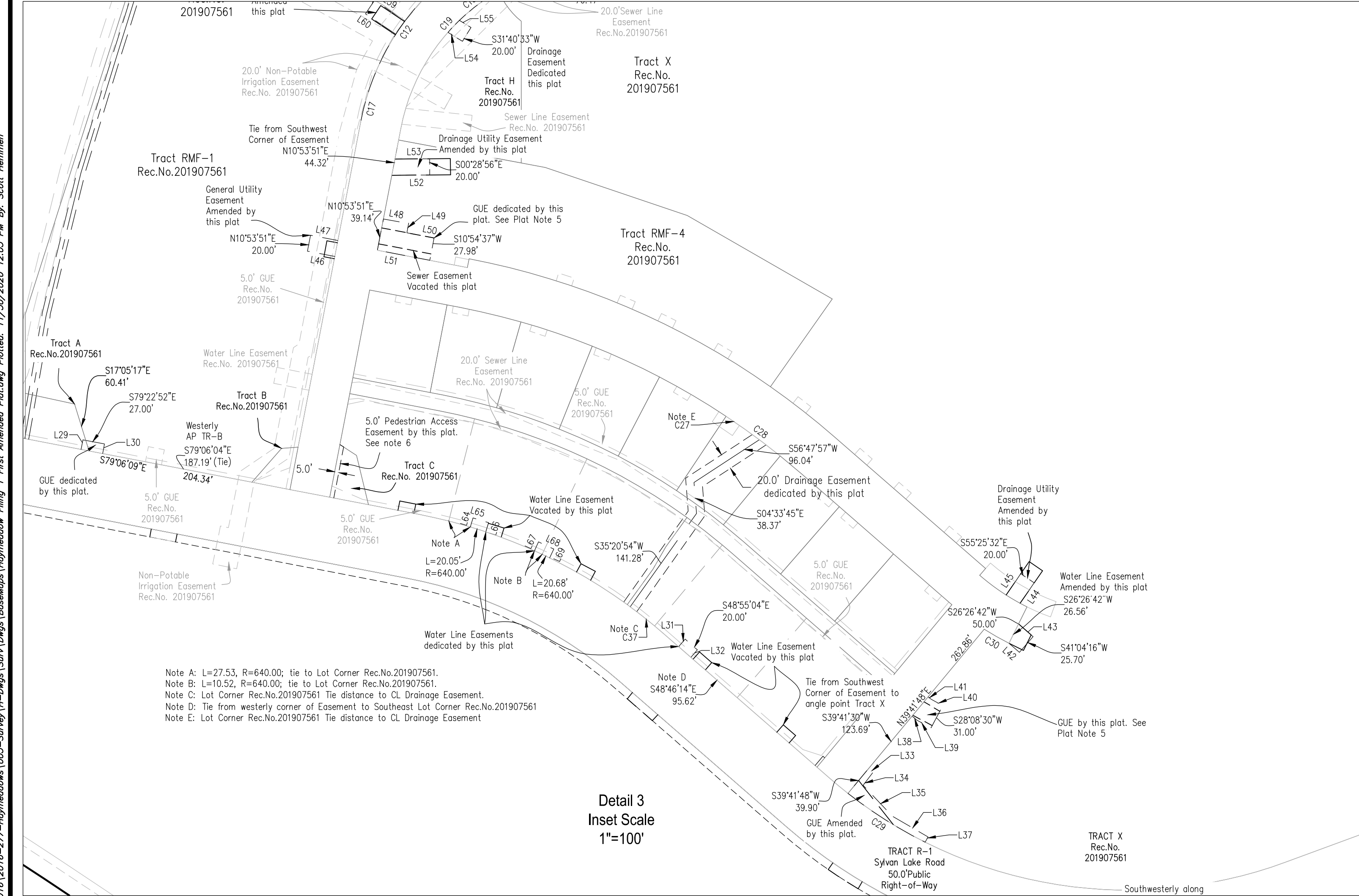
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Job No. 2016-277.003
Drawn by: [Signature]
Date: October 7, 2020
Approved: [Signature] PLS:
File: Haymeadow Filing 1 First Amendment Plot

Title:
First Amendment
Haymeadow Filing 1

Sheet No.
3

Of: 3



- LINE TABLE -		
LINE #	BEARING	DISTANCE
L29	N10°37'08"E	12.00'
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L48	S79°53'16"E	31.53'
L49	S10°54'37"W	11.59'
L50	S79°05'23"E	34.21'
L51	N79°06'09"W	65.73'
L52	S89°31°04"W	46.74'

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L53	N89°31°04"E	42.71'
L54	N58°19'27"W	21.00'
L55	S58°19'27"E	16.72'
L56	S52°35'33"W	46.70'
L57	N37°24'27"W	20.00'
L58	N52°35'33"E	36.80'
L59	S56°08'18"E	45.29'
L60	N56°08'18"W	44.95'

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L61	S70°02'33"E	64.71'
L62	N81°15'19"E	171.79'
L64	S17°07'32"W	11.66'
L65	N72°52'28"W	20.00'
L66	N17°07'32"E	11.83'
L67	S25°07'53"W	12.09'
L68	N64°52°07"W	20.68'
L69	N25°07'53"E	12.07'

- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	20.01'	300.00'	3°49'16"	S34°50'07"W	20.00'
C13	126.75'	300.00'	24°12'26"	S48°50'58"W	125.81'
C14	160.80'	250.00'	36°51'12"	N79°17'29"E	158.04'
C15	61.02'	250.00'	13°59'02"	S89°16'26"E	60.86'
C16	99.79'	250.00'	22°52'10"	N72°17'58"E	99.13'
C17	135.34'	300.00'	25°50'54"	S23°49'18"W	134.20'
C18	60.72'	250.00'	13°55'01"	N53°02'26"E	60.58'
C19	20.46'	250.00'	4°41'18"	N43°44'16"E	20.45'
C20	65.35'	620.00'	6°02'22"	S72°47'09"W	65.32'
C23	180.15'	640.00'	16°07'42"	N77°49'49"E	179.56'

- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C37	38.14'	629.81'	3°28'12"	S52°15°05"E	38.14'

- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C24	684.91'	640.00'	61°18'58"	N79°34'33"W	652.69'
C25	267.69'	640.00'	23°57'52"	S81°44'54"W	265.74'
C26	47.20'	60.00'	45°04'12"	S22°24'42"W	45.99'
C27	50.14'	900.00'	3°11'32"	S54°47'55"E	50.14'
C28	82.76'	900.00'	5°16'08"	N53°45'37"W	82.73'
C29	112.62'	560.00'	11°31'20"	S57°40'26"E	112.43'
C30	34.94'	325.00'	6°09'37"	S60°28'30"E	34.93'
C31	127.91'	471.63'	15°32'18"	S62°05'54"E	127.51'
C34	90.62'	2270.00'	2°17'14"	S56°58'45"E	90.61'
C36	193.81'	2980.00'	3°43'35"	S56°15'34"E	193.78'

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