

## CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, Abrika Properties, LLC, a Florida Limited Liability Company formerly known as Newman Realty Holding LLC, a Florida Limited Liability Company, being the sole owner in fee simple of all that real property 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" aluminum cap on #6 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 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 2 1/2" aluminum cap on #6 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 00 DEGREES 14 MINUTES 15 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 the 1-6 line of said 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 the following twelve (12) courses:

- 1) N 79 DEGREES 30 MINUTES 59 SECONDS W, 166.89 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 1 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 E, 53.69 feet to a point on said Tract 61; 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 57 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) N 59 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 point 1 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

TOTAL 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 Eagle, State 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.

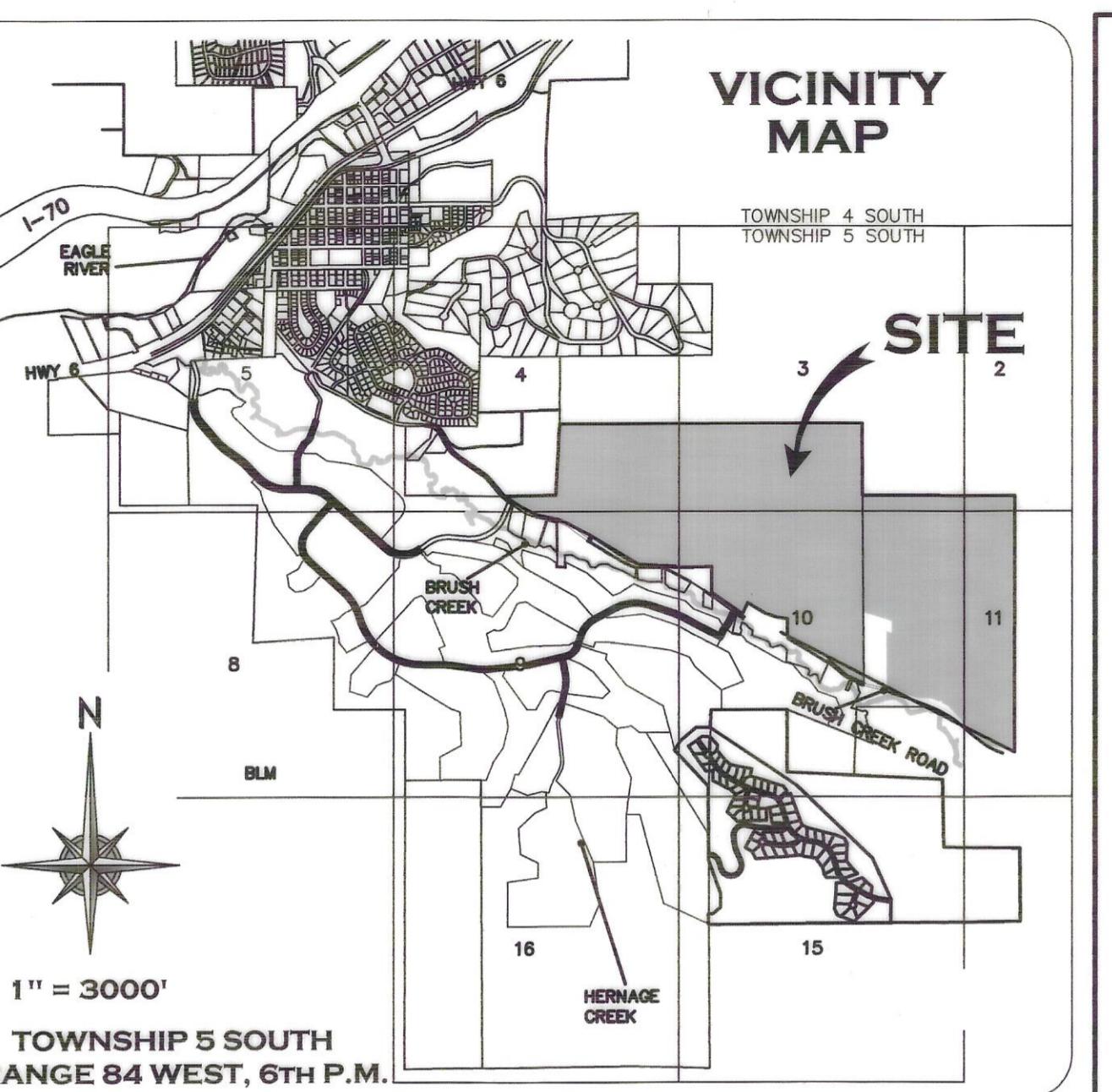
All utility easements as shown on this Final Plat are dedicated to the Town of Eagle for use by authorized service providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, natural gas pipelines, 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 the event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein. Additionally, this document is prepared for the sole purpose of surveying the boundaries of the property described herein. The surveyor and his/her employees and agents shall not be liable for more than the cost of this document, and then only to the portion specifically shown herein. Acceptance and/or use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

# 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



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	0.224 ACRES	SINGLE FAMILY	0072 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	0.095 ACRES	COMMON OPEN SPACE/PARKING	
TRACT F	0.146 ACRES	COMMON OPEN SPACE/PARKING	
TRACT H	0.499 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	1.402 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 herein, 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 38-33-309 C.R.S., as amended, and all other regulations governing the subdivision of land.



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, a Florida Limited Liability Company formerly known as Newman Realty Holding LLC, a Florida Limited Liability Company, free and clear of all liens, and encumbrances, except as follows:

(None)

Executed this 13 day of May, 2019

By: *Branden Cohen*

Witness my hand and official seal.

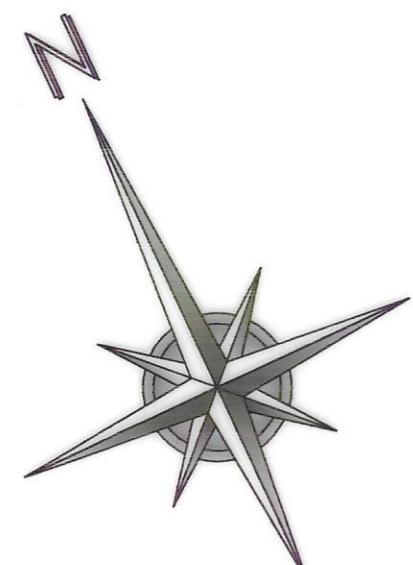
My commission expires: *Aug 9, 2019* *Jill R. Buttermore*

Notary Public

JILL R BUTTERMORE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20114029468  
COMMISSION EXPIRES AUG. 9, 2019

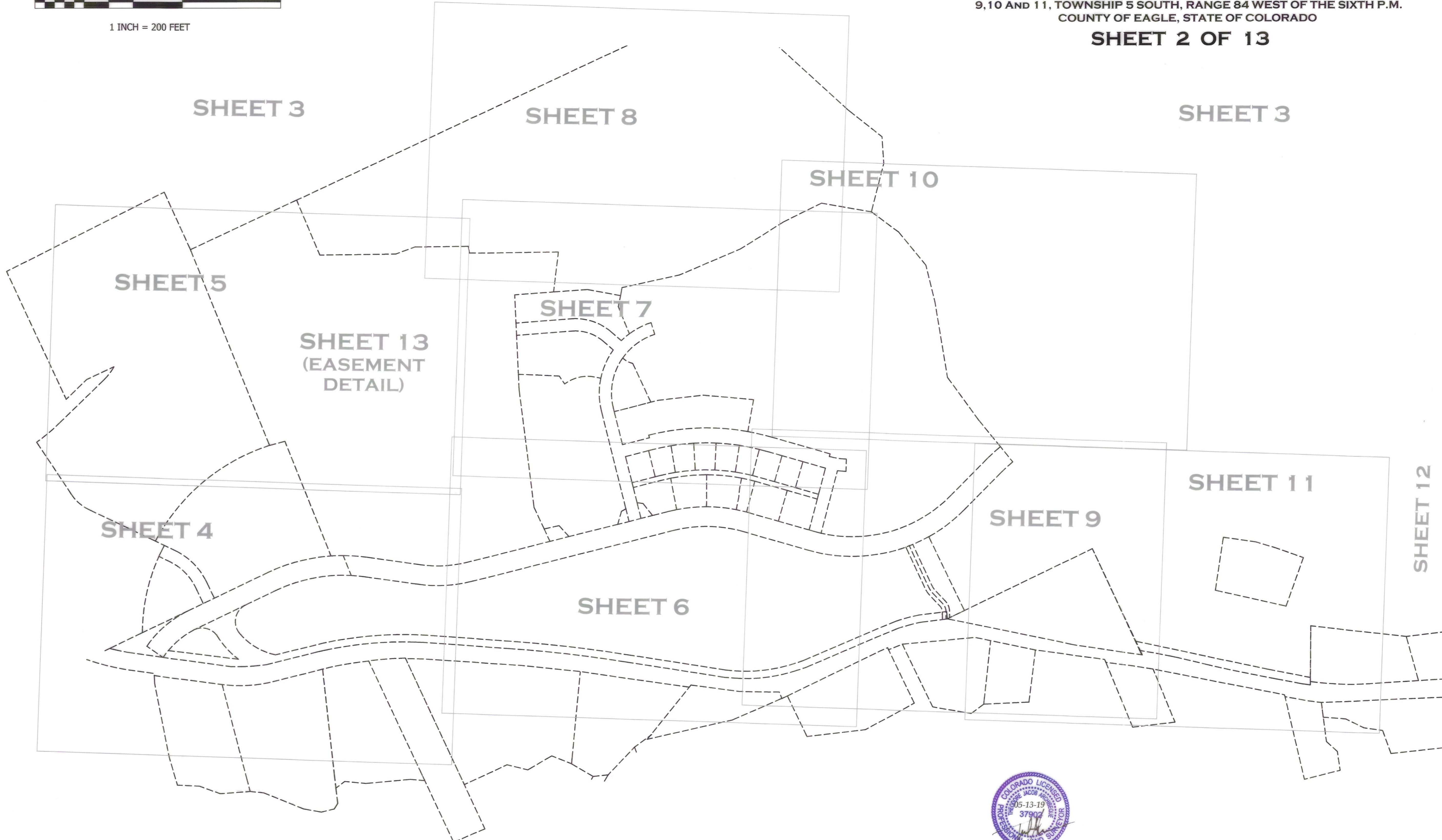
## BOARD OF TRUSTEES CERTIFICATE

This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this 14 day of May, 2019.



200 0 100 200 400 800  
1 INCH = 200 FEET

## KEY MAP



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 five years after the date of this survey. This survey is not a legal description of the property. It is a map for the convenience of the parties stated herein. 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. Then only if the parties stipulate otherwise herein. The surveyor and/or the use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

**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](mailto:INFO@PROLANDSURVEY.COM)

**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**

REVISED 05-09-19 PER TOWN COMMENTS  
REVISED 04-24-19 PER TOWN COMMENTS  
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  
REVISED 09-21-18 SHEET 1 & 10 FOR TRACT G SIZE

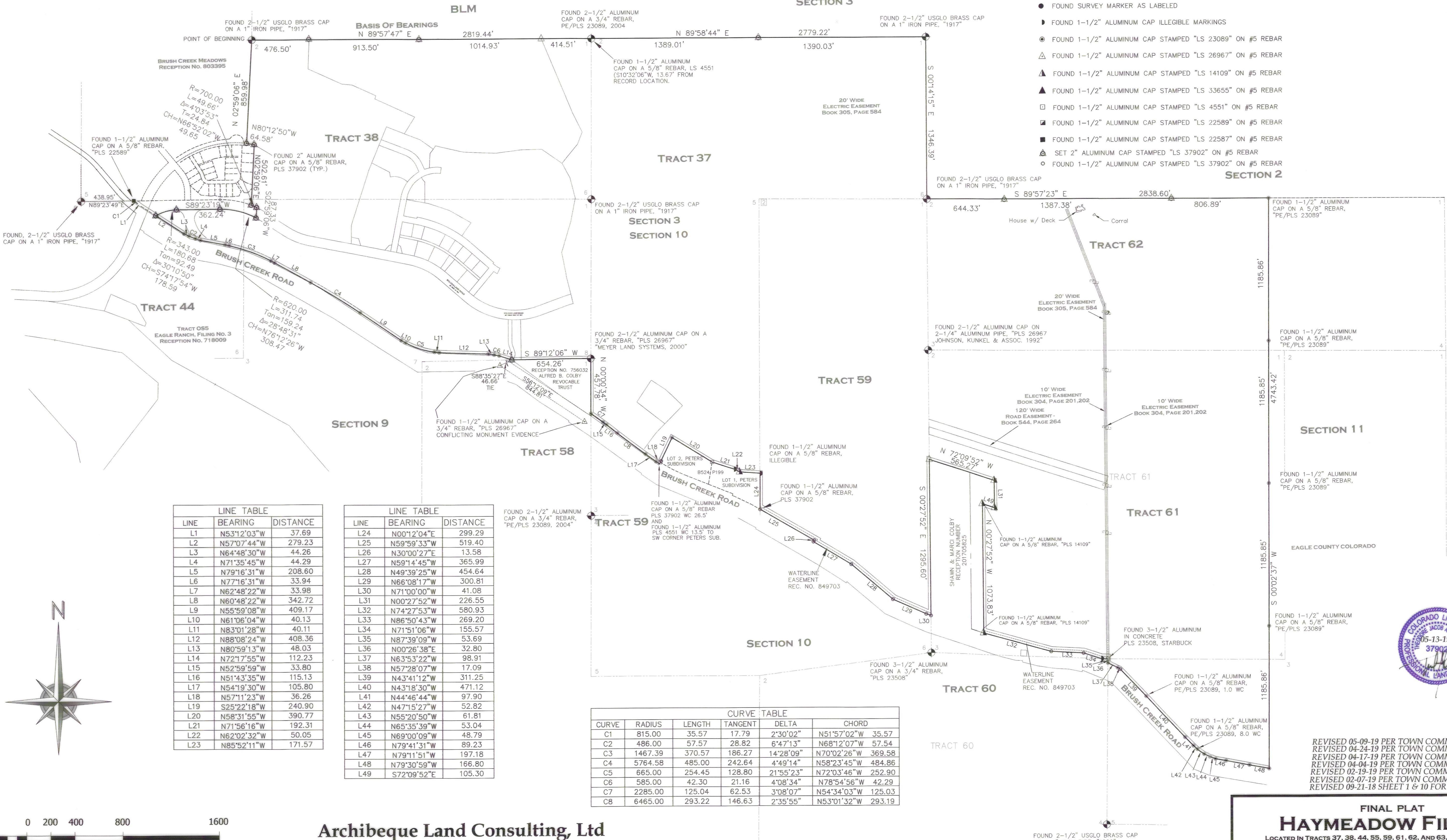
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
TJA	05230	05230_F1.DWG
SHEET 2 OF 13	DATE: 09-13-18	CHECKED BY: DDM

# 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



REVISED 05-09-19 PER TOWN COMMENTS  
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REVISED 04-17-19 PER TOWN COMMENTS  
REVISED 04-04-19 PER TOWN COMMENTS  
REVISED 02-19-19 PER TOWN COMMENTS  
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COUNTY OF EAGLE, STATE OF COLORADO

TJA	JOB NUMBER: 05230	DRAWING NAME: 05230_FPI.D
= 13	DATE: 09-13-18	CHECKED BY: DD

**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**

## 1 INCH = 400 FEET

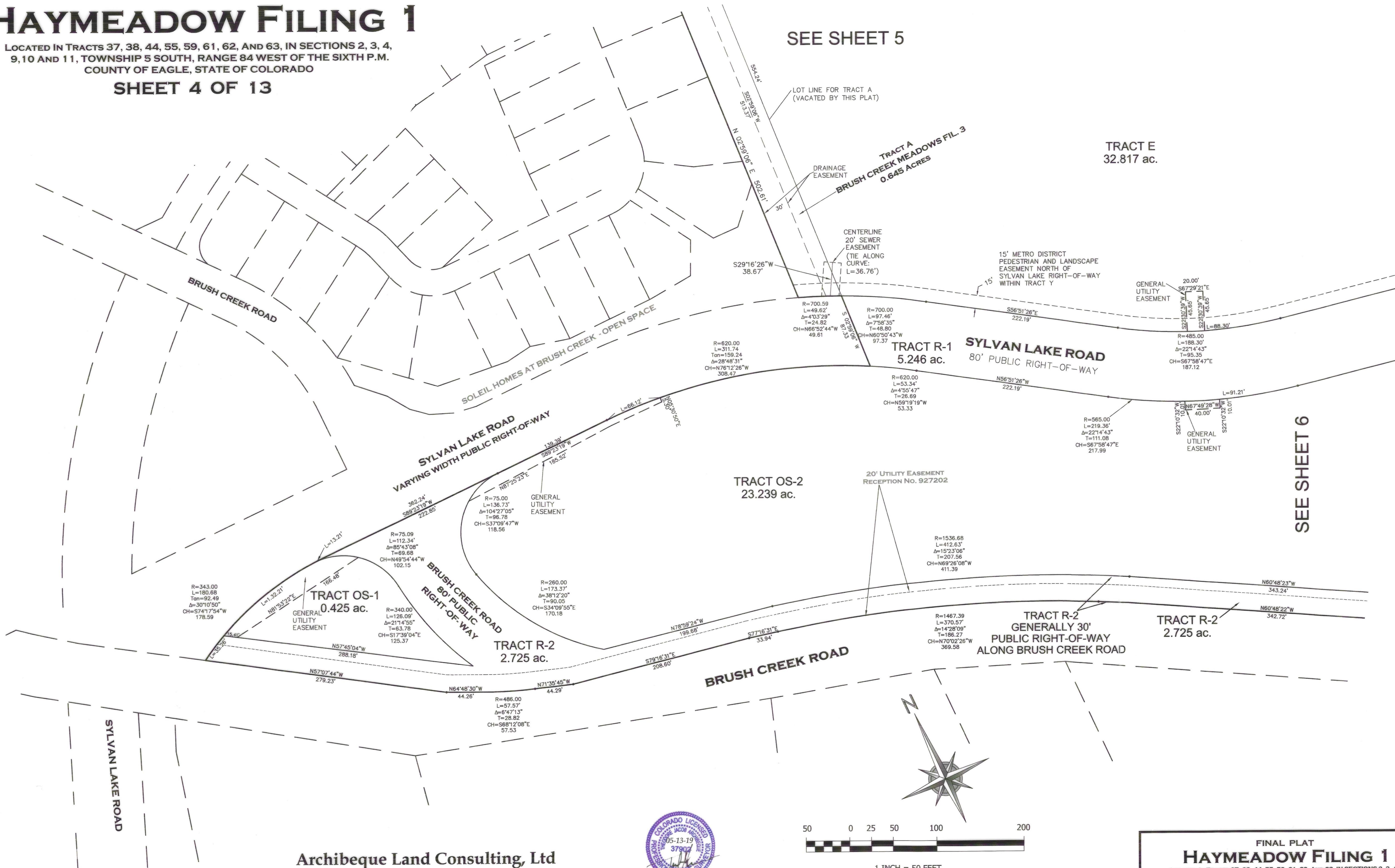
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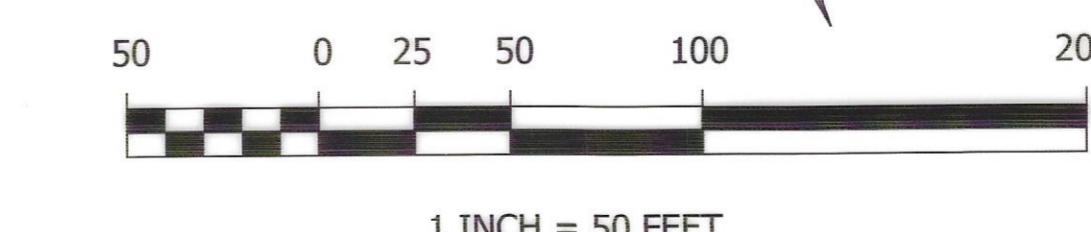
SHEET 4 OF 13

SEE SHEET 5



SEE SHEET 6

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



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REVISED 05-09-19 PER TOWN COMMENTS  
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REVISED 04-04-19 PER TOWN COMMENTS  
REVISED 02-19-19 PER TOWN COMMENTS  
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REVISED 09-21-18 SHEET 1 & 10 FOR TRACT G SIZE

FINAL PLAT  
HAYMEADOW FILING 1  
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DRAWN BY: TJA JOB NUMBER: 05230 DRAWING NAME: 05230\_FPL1.DWG  
SHEET 4 OF 13 DATE: 09-13-18 CHECKED BY: DDM

# FINAL PLAT HAYMEADOW FILING 1

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SHEET 5 OF 13

TRACT OS-3  
35.424 ac.

TRACT OS-3  
35.424 ac.

TRACT E  
32.817 ac.

TRACT E  
32.817 ac.

TRACT OS-3  
35.424 ac.

TRACT E  
32.817 ac.

TRACT RMF-3  
1.261 ac.

TRACT RMF-2  
1.459 ac.

TRACT RMF-1  
4.867 ac.

SEE SHEET 3

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

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DRAWN BY:	TJA	JOB NUMBER:	05230	DRAWING NAME:
SHEET 5 OF 13			05230_FPL1.DWG	09-13-18

SEE SHEET 7

BRUSH CREEK MEADOWS FILING 4  
RECEPTION NO. 201211319

BLM

TRACT A  
BRUSH CREEK MEADOWS FIL. 3  
0.645 ACRES

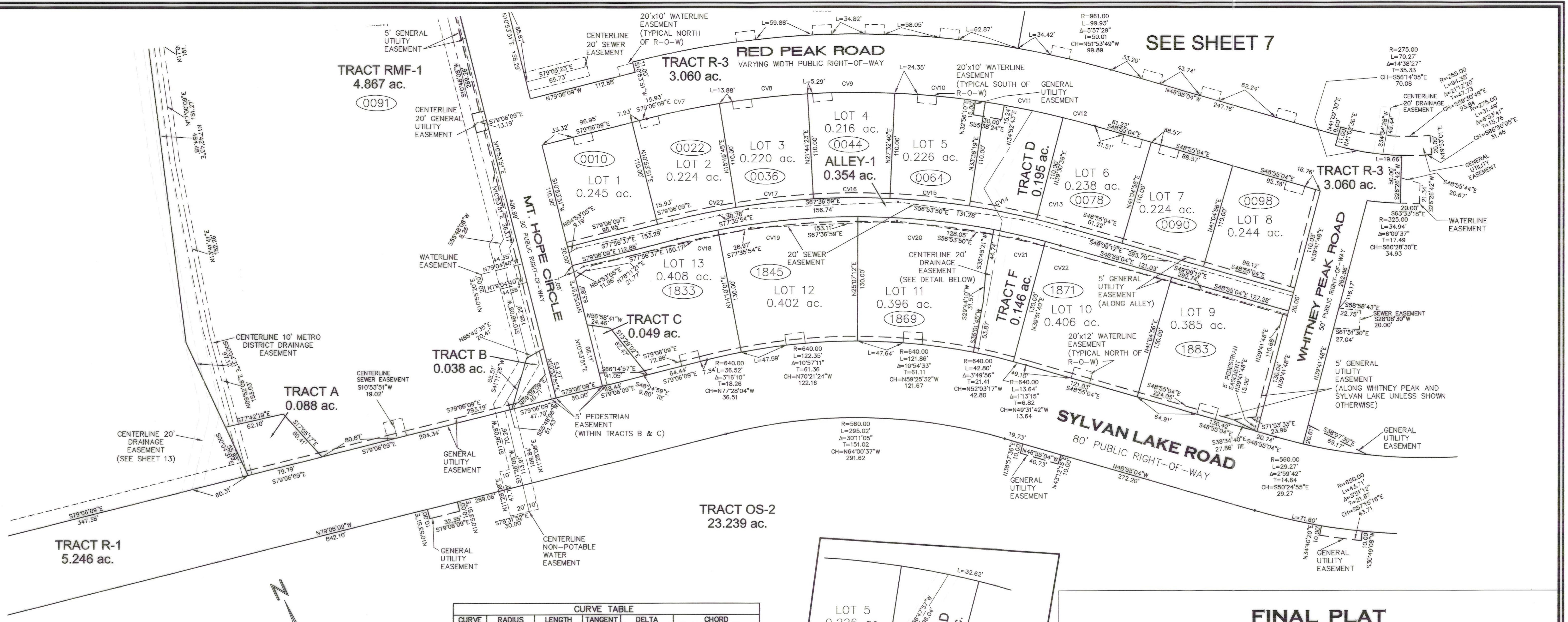
SEE SHEET 4

50 0 25 50 100 200

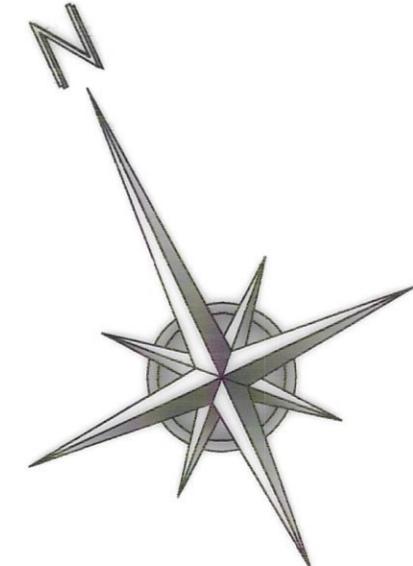
1 INCH = 50 FEET

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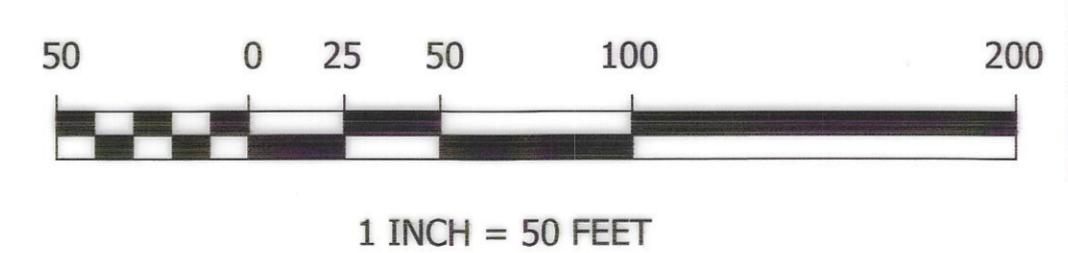




SEE SHEET 4



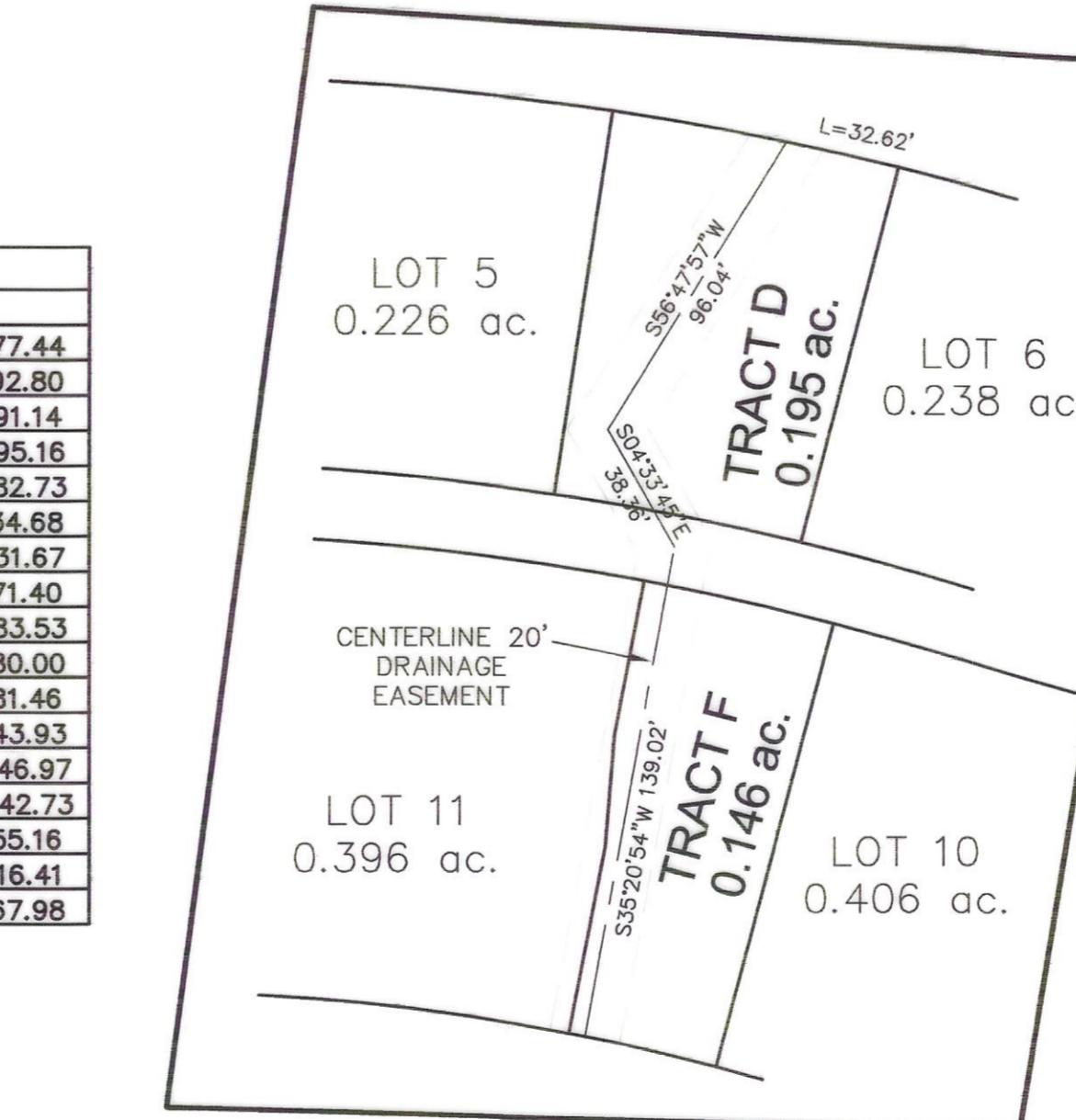
20' WIDE  
UTILITY EASEMENT  
RECEPTION NO. 927202



R=5794.58  
L=487.53'  
Δ=4°49'14"  
T=243.91  
CH=N58°23'45"W  
487.38

R=5764.58  
L=485.00  
Δ=4°49'14"  
T=242.64  
CH=N58°23'45"W  
484.86

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DRAINAGE  
EASEMENT  
DETAIL

SEE SHEET 9

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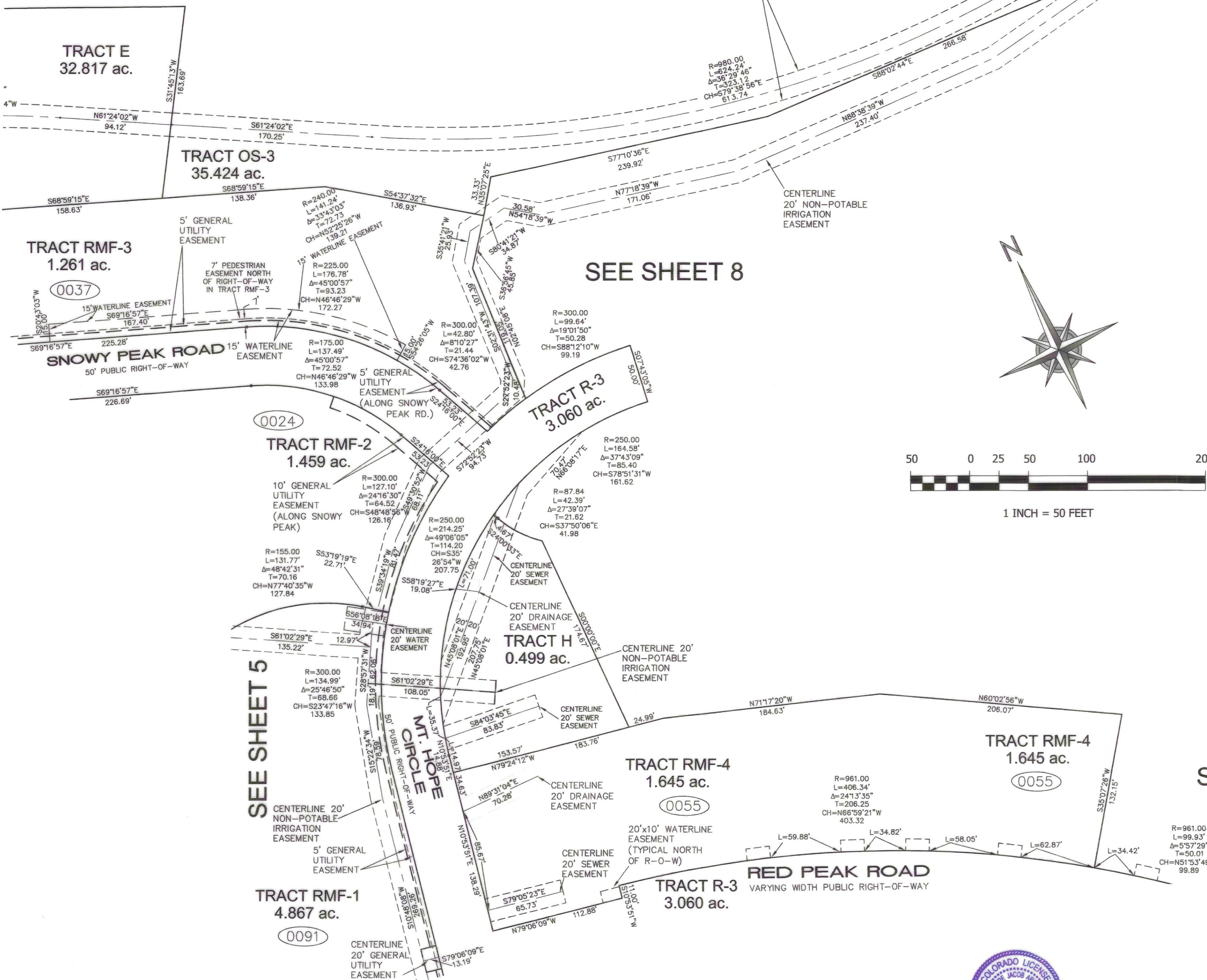
FINAL PLAT HAYMEADOW FILING 1			
LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9, 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M., COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	TJA	JOB NUMBER:	05230
DATE:	09-13-18	DRAWING NAME:	05230_F1.DWG

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 five years after the date of this survey. This document is provided for the convenience of the parties of record. Improvements or encroachments are noted. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for the cost of the removal of any such improvements or encroachments. The use and/or possession of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

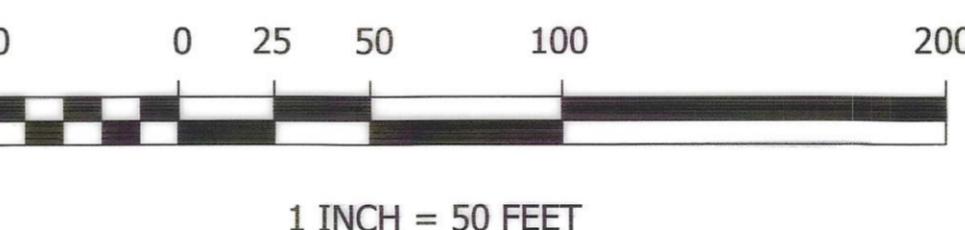
FINAL PLAT  
**HAYMEADOW FILING 1**  
LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4,  
9, 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.  
COUNTY OF EAGLE, STATE OF COLORADO

SHEET 7 OF 13

SEE SHEET 10



TRACT X  
26.469 ac.



SEE SHEET 6

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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

DRAWN BY:	TJA	JOB NUMBER:	05230	DRAWING NAME:
			05230_F1.DWG	

SHEET 7 OF 13 DATE: 09-13-18 CHECKED BY: DDM

**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

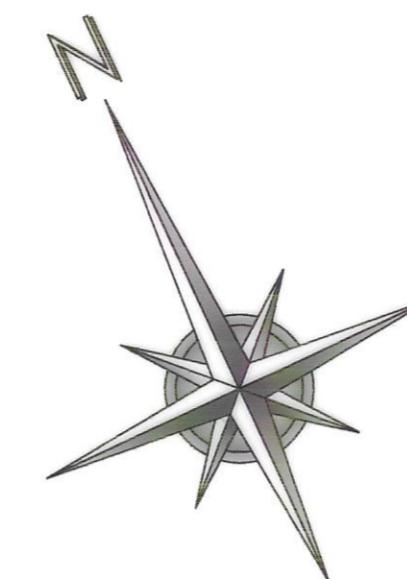
**SHEET 8 OF 13**

SEE SHEET 3

BLM

2819.44'

N 89°57'47" E



50 0 25 50 100 200

1 INCH = 50 FEET

**TRACT Z**  
508.131 ac.

R=75.00  
L=53.85  
A=41°08'08"  
T=28.4  
CH=N80°39'03"W  
52.70

24.77

SEE SHEET 10

**TRACT OS-3**  
35.424 ac.

LIMITS OF 20'  
PEDESTRIAN  
EASEMENT

R=2000.00  
L=227.82'  
A=37.12'  
T=37.12'  
CH=S86°31'31"W  
273.60

R=500.00  
L=59.57'  
A=48.80'  
T=48.80'  
CH=N84°22'22"E  
91.11

CENTERLINE  
20' NON-POTABLE  
IRRIGATION  
EASEMENT

N78°47'53"E  
242.76

N78°29'46"E  
139.87

N80°20'11"E  
75.32

S39°15'41"W  
203.98

S28°45'23"E  
137.77

SEE SHEET 5

SEE SHEET 7



LIMITS OF 20'  
PEDESTRIAN  
EASEMENT

R=80.00  
L=52.42'  
A=36°29'46"  
T=35°12'12"  
CH=S79°38'56"E  
613.74

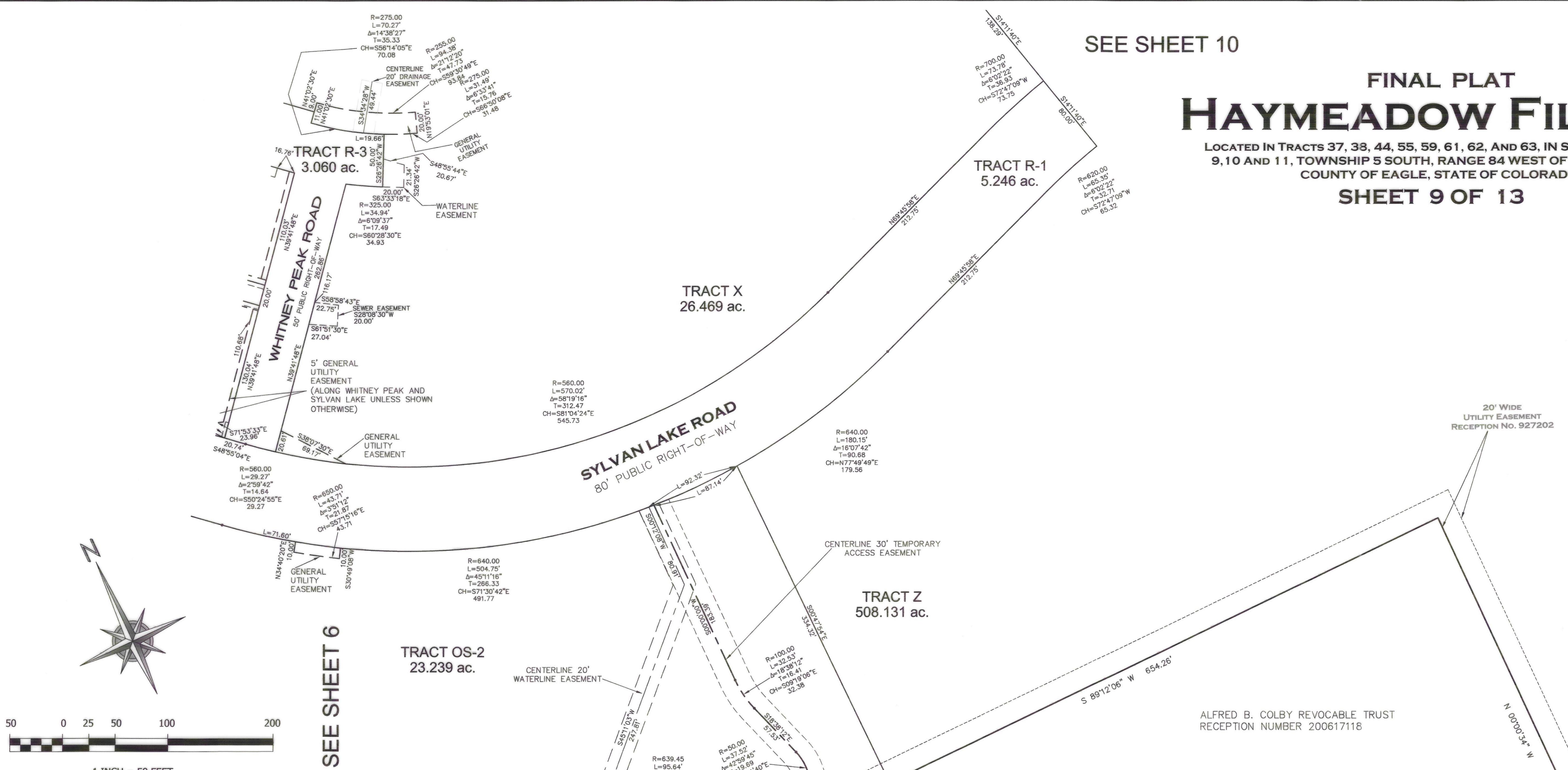
R=82.50'08"E  
L=50.82'  
A=37.12'  
T=37.12'  
CH=S80°09'14"W  
224.83

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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:	TJA	JOB NUMBER:	05230	DRAWING NAME:	05230_FPL.DWG
SHEET	8	OF	13	DATE:	09-13-18
CHECKED BY:					DDM

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## SEE SHEET 10

# 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 9 OF 13**

## SEE SHEET 11

A circular purple ink stamp. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. Inside the ring, "THEODORE JACOB ARCHIBEQUE" is written in the center. Below this, the date "05-13-19" is stamped. At the bottom, the license number "37902" is printed. A handwritten signature of the name is overlaid across the center of the stamp.

FINAL PLAT  
**AYMEADOW FILING 1**  
IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4,  
11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.

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

COUNTY OF LEE, STATE OF GEORGIA			
DRAWN BY: <i>TJA</i>		JOB NUMBER: <i>05230</i>	DRAWING NAME: <i>05230_FP1.DWG</i>
SHEET <i>9</i> OF <i>13</i>		DATE: <i>09-13-18</i>	CHECKED BY: <i>DDM</i>

## FINAL PLAT

**HAYMEADOW FILING 1**

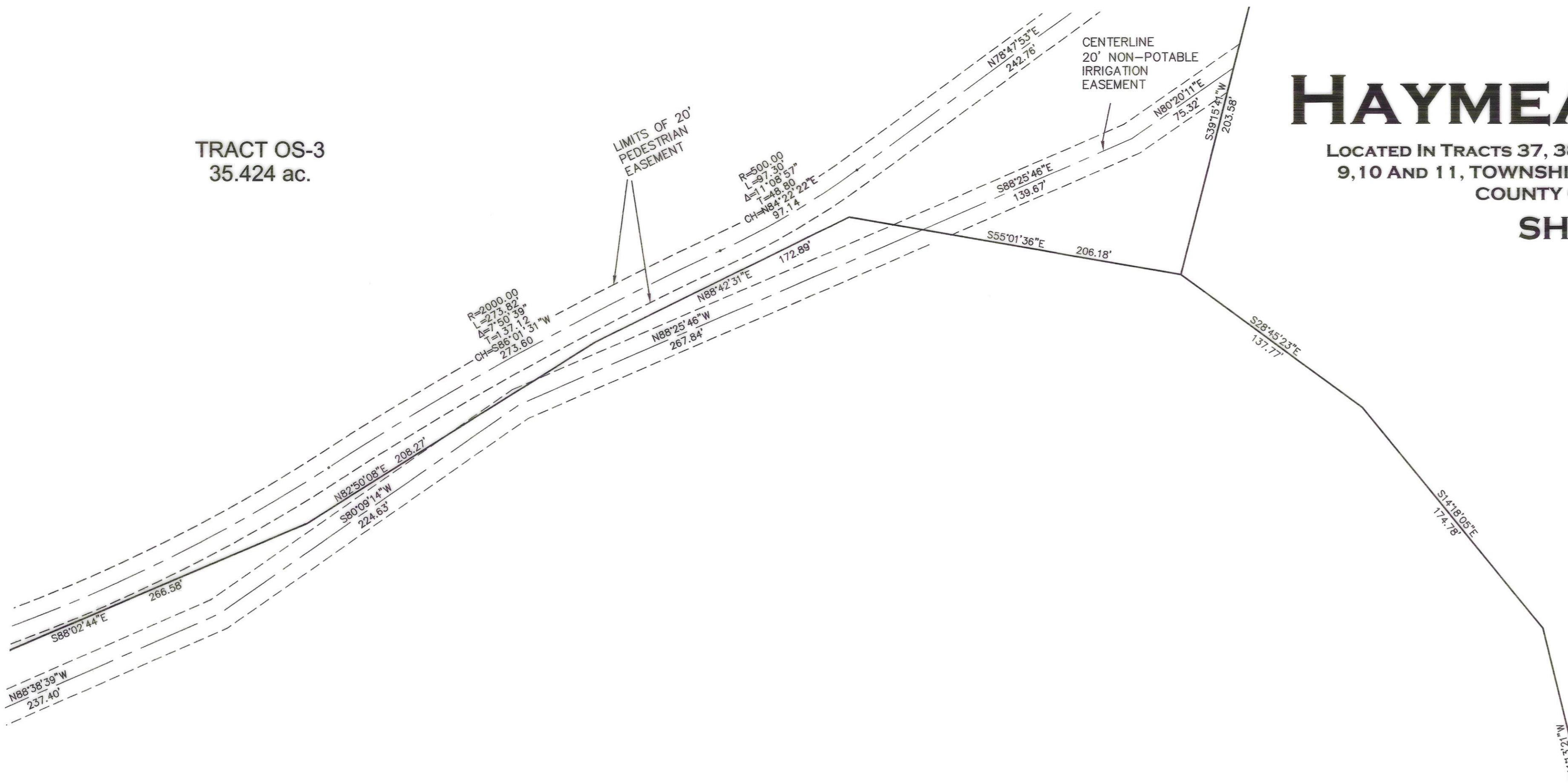
SEE SHEET 3

SEE SHEET 3

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

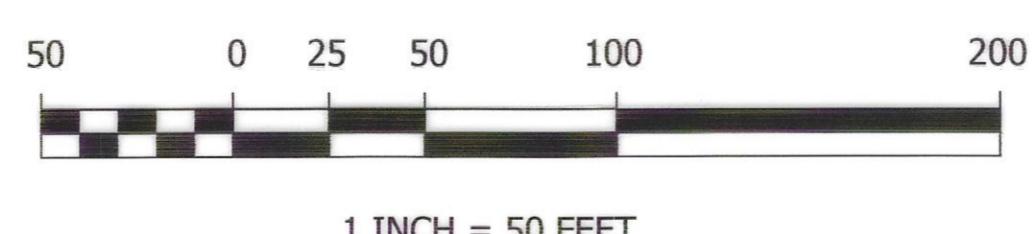
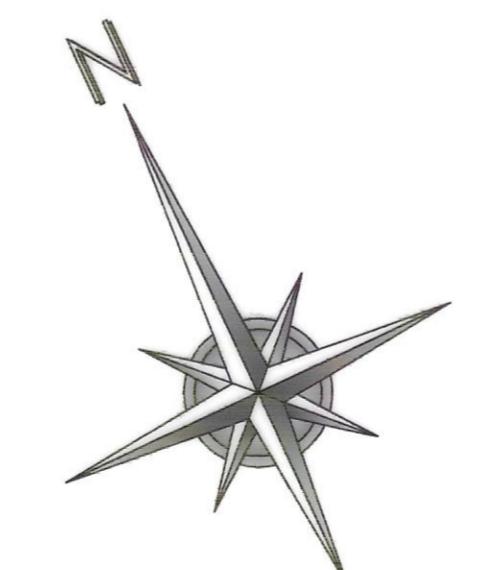
SHEET 10 OF 13

TRACT OS-3  
35.424 ac.



TRACT Z  
508.131 ac.

TRACT X  
26.469 ac.



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SEE SHEET 9

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FINAL PLAT  
**HAYMEADOW FILING 1**  
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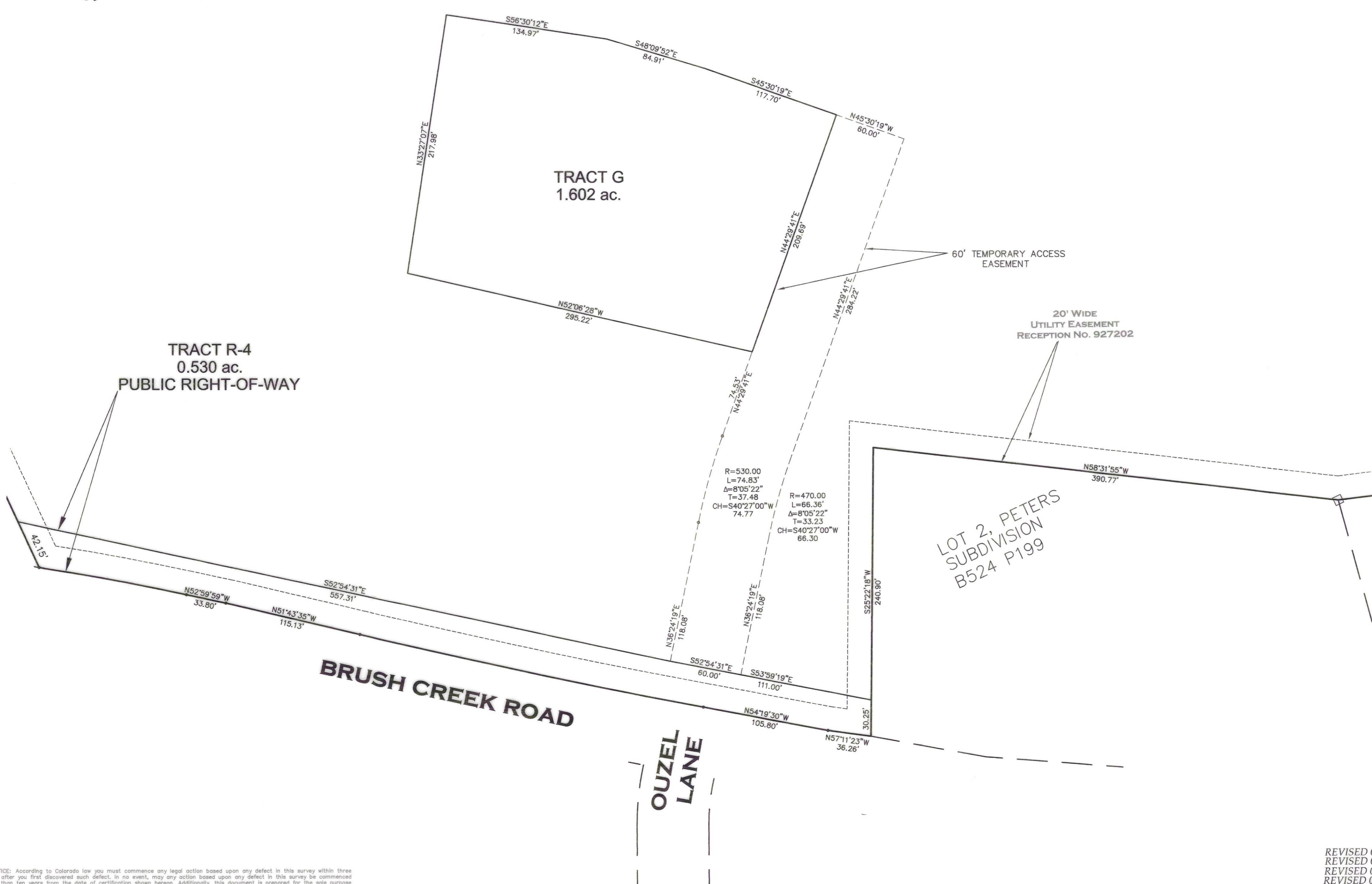
DRAWN BY:	TJA	JOB NUMBER:	05230	DRAWING NAME:	05230_FPL.DWG
SHEET 10 OF 13		DATE: 09-13-18		CHECKED BY: DDM	

FINAL PLAT  
**HAYMEADOW FILING 1**

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**SHEET 11 OF 13**

SEE SHEET 9



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FINAL PLAT <b>HAYMEADOW FILING 1</b>		
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DRAWN BY:	TJA	JOB NUMBER: 05230 DRAWING NAME: 05230_F1.DWG
SHEET 11 OF 13	DATE: 09-13-18	DDM CHECKED BY:

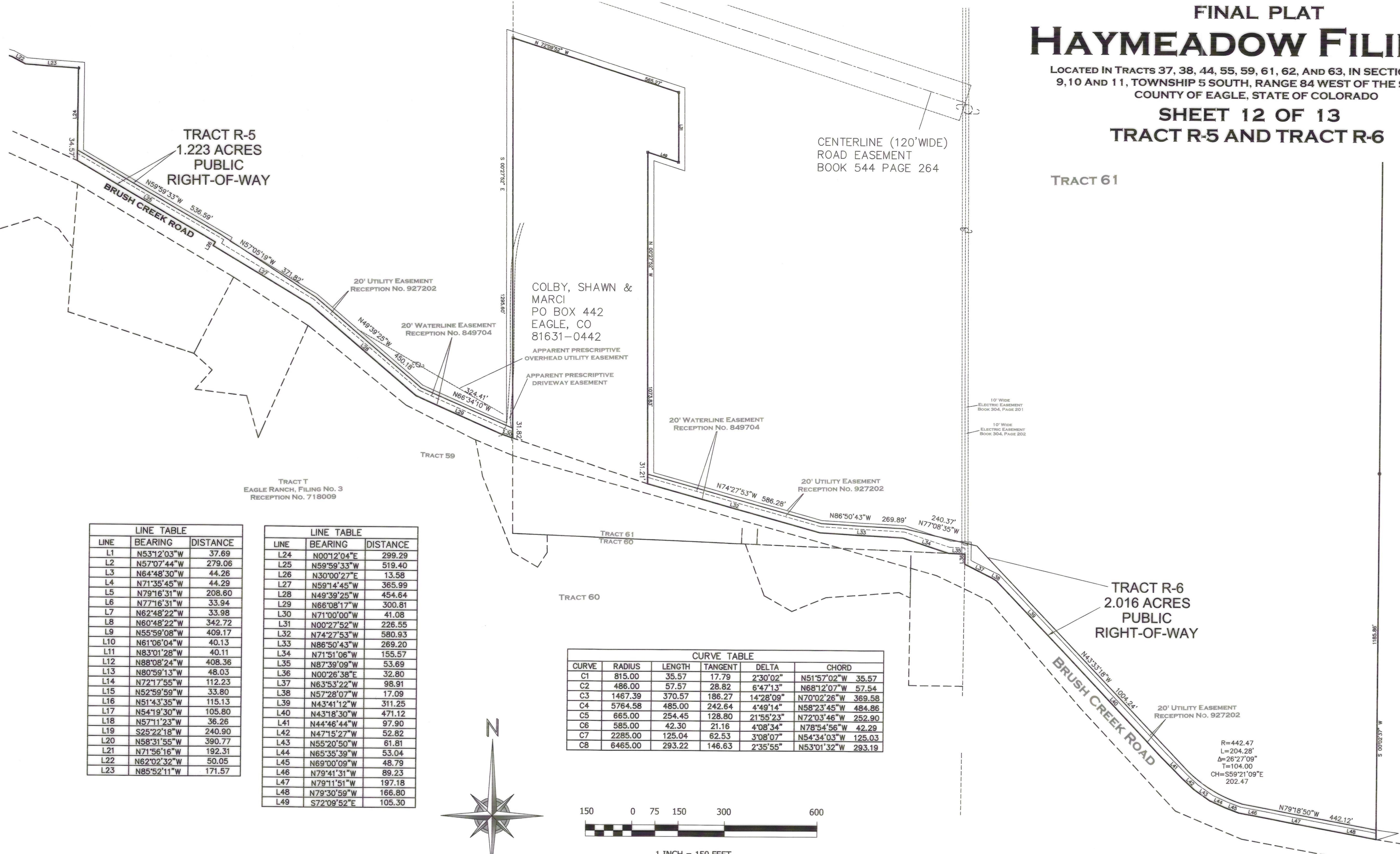
# FINAL PLAT HAYMEADOW FILING 1

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COUNTY OF EAGLE, STATE OF COLORADO

## SHEET 12 OF 13 TRACT R-5 AND TRACT R-6

TRACT 61

KUMMER DEV. CORP.



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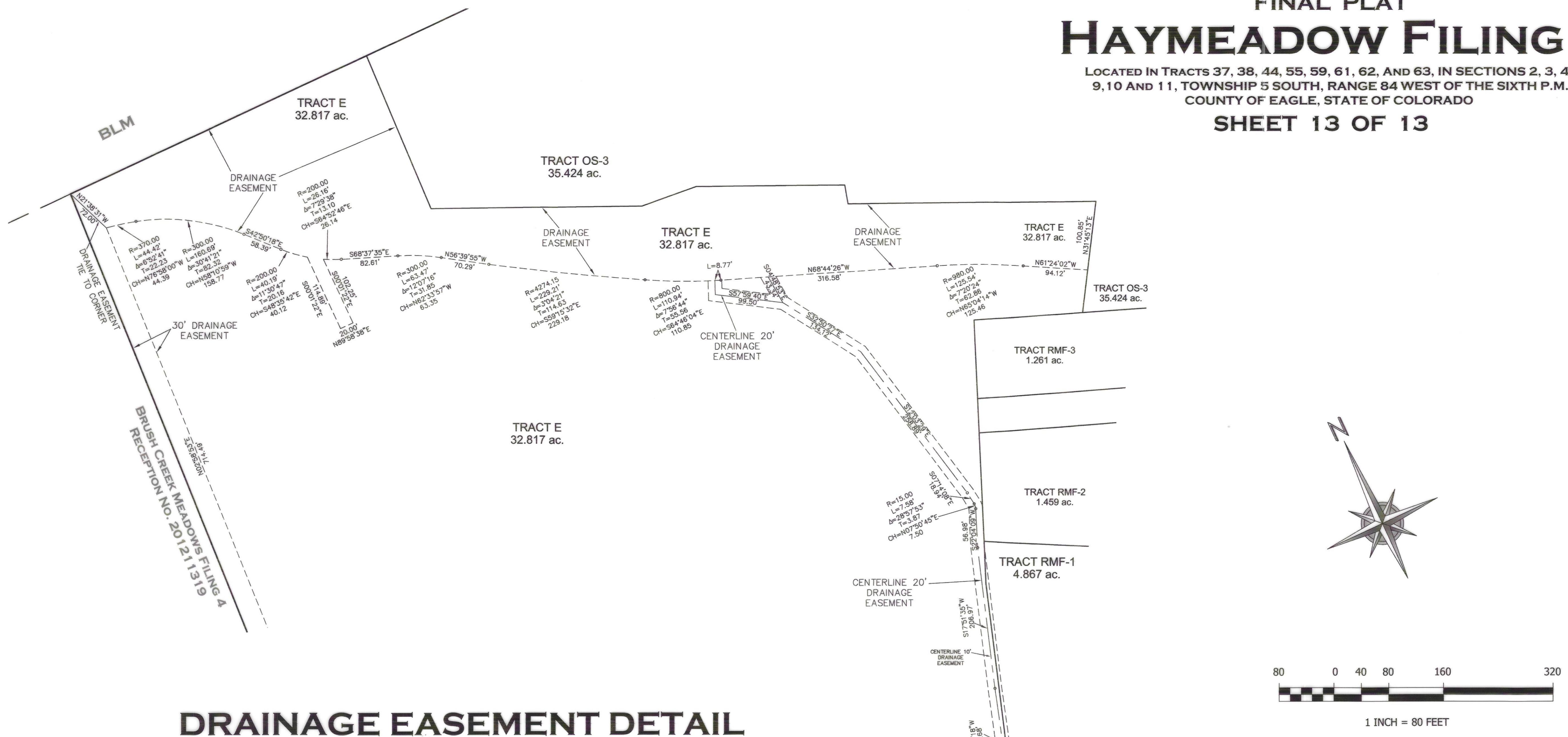
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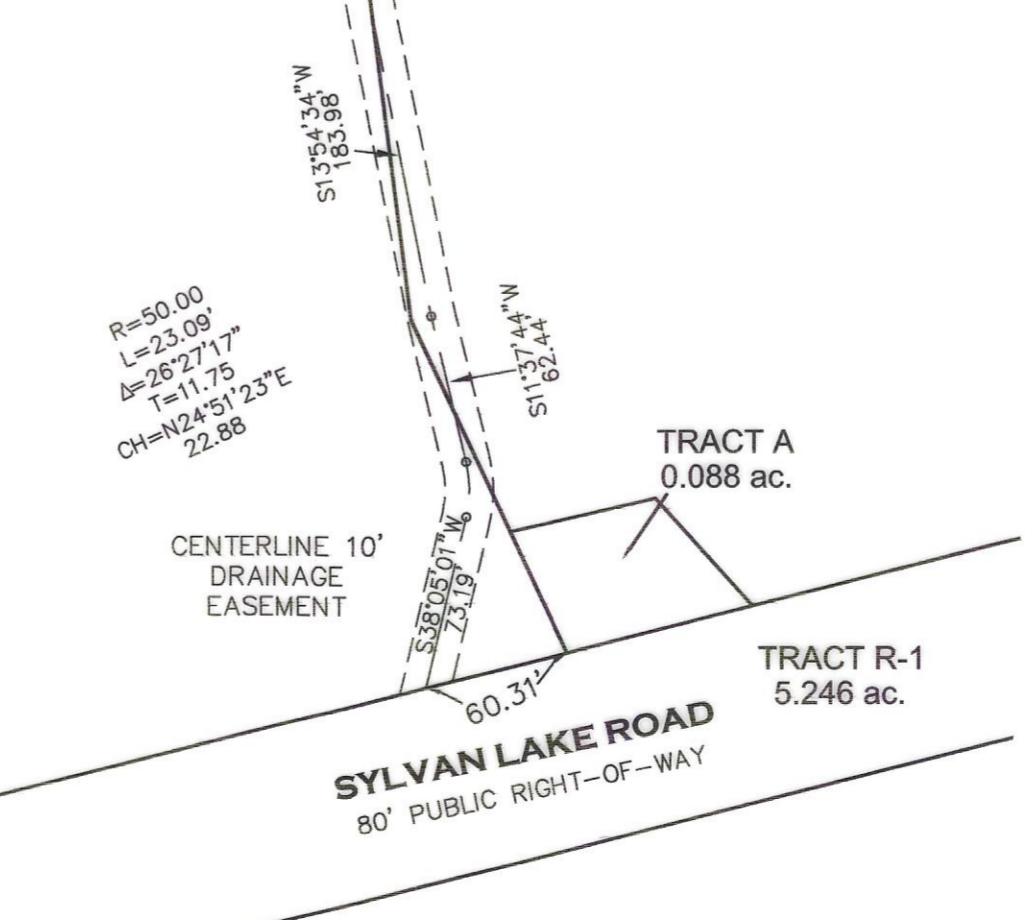
DRAWN BY:	TJA	JOB NUMBER:	05230	DRAWING NAME:	05230_FPL1.DWG
SHEET 12 OF 13		DATE:	09-13-18	CHECKED BY:	DDM

FINAL PLAT  
**HAYMEADOW FILING 1**  
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SHEET 13 OF 13



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FINAL PLAT <b>HAYMEADOW FILING 1</b> 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:	TJA	JOB NUMBER: 05230 DRAWING NAME: 05230_FPL1.DWG
SHEET 13 OF 13	DATE: 09-13-18	CHECKED BY: DDM