

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that we, the undersigned, being sole owner(s) in fee simple of all that real property described as follows:

Tract RMF-1, Tract RMF-2 and Tract B as depicted in the plat of Haymeadow Filing 1 recorded at Reception No. 201907561.  
Town of Eagle  
County of Eagle  
State of Colorado

containing 6.36 Acres (277,240 square feet), more or less. Have by these presents laid out, platted and subdivided the same into lots and tracts as shown on this final plat under the name and style of Haymeadow Filing 1, Second Amendment, A Lot Line Adjustment of Tracts RMF-1 and RMF-2 of the Haymeadow Subdivision Filing 1 in the County of Eagle; and do hereby accept the responsibility for the completion of all required public improvements and places as shown on the accompanying plat to the use of the public forever, and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public forever as easements for the purposes shown for the Subdivision, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Owner: Abrika Properties LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

P.O. Box 772289  
Orlando, FL 34477

STATE OF COLORADO )

) ss.

COUNTY OF EAGLE )

The foregoing Certificate of Dedication and Ownership was acknowledged

before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

as \_\_\_\_\_

of: Abrika Properties LLC

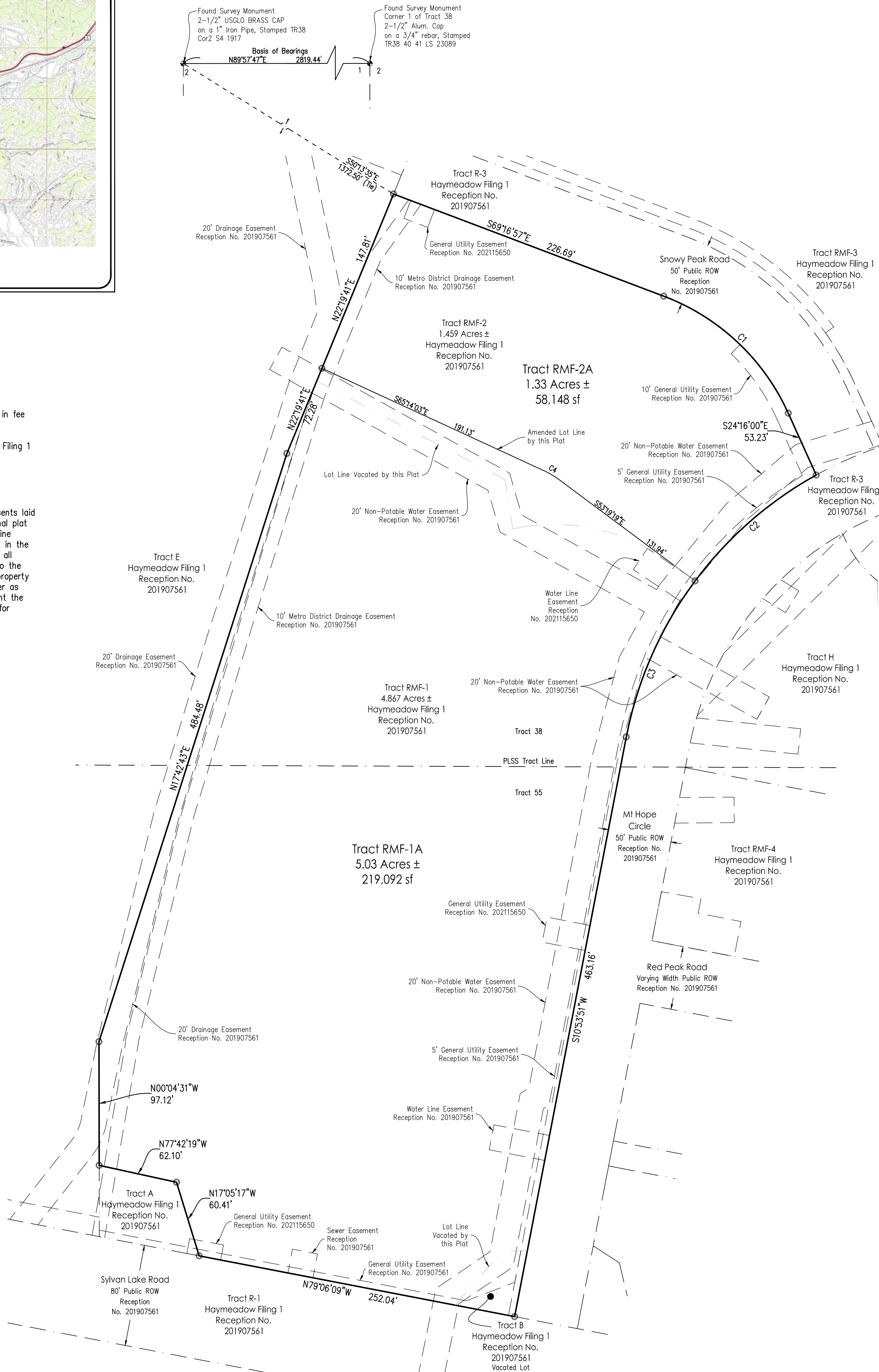
Witness my hand and official seal \_\_\_\_\_

My commission expires: \_\_\_\_\_ Notary Public

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	137.49'	175.00'	45°00'57"	S46°46'28"E	133.98'
C2	127.10'	300.00'	24°16'30"	S48°48'56"W	126.16'
C3	134.99'	300.00'	25°46'50"	S23°47'16"W	133.85'
C4	15.59'	75.00'	11°54'44"	S59°16'41"E	15.56'

LEGEND

- Found Monument as Described
- Set 5/8" Rebar and 1.25" Plastic Cap stamped LS 38182



# Haymeadow Filing 1, Second Amendment, A Lot Line Adjustment of Tracts RMF-1 and RMF-2 of the Haymeadow Subdivision Filing 1 Situated in Tracts 38 and 55 of Sections 4 and 9, Township 5 South, Range 84 West of the Sixth P.M. Town of Eagle, Colorado

TOWN COUNCIL CERTIFICATE

This plat of Haymeadow Filing 1, Second Amendment, A Lot Line Adjustment of Tracts RMF-1 and RMF-2 of the Haymeadow Subdivision Filing 1 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 herein; 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 Town Council 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 herein 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 herein and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Town Council.

TOWN OF EAGLE, COLORADO

By: \_\_\_\_\_  
Scott Turnipseed, Mayor

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

ATTEST: \_\_\_\_\_  
Jenny Rakow, Town Clerk

TITLE CERTIFICATE

\_\_\_\_\_ does hereby certify that it has examined the title to all lands shown upon 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:

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Agent: \_\_\_\_\_

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 of Haymeadow Filing 1, Second Amendment, A Lot Line Adjustment of Tracts RMF-1 and RMF-2 of the Haymeadow Subdivision Filing 1, are paid in full.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
Treasurer of Eagle County, Colorado

PLANNING & ZONING COMMISSION CERTIFICATE

This plat of Haymeadow Filing 1, Second Amendment, A Lot Line Adjustment of Tracts RMF-1 and RMF-2 of the Haymeadow Subdivision Filing 1 is hereby recommended for approval by the Town of Eagle Planning & Zoning Commission the

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Matthew Hood, Chair

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This plat of Haymeadow Filing 1, Second Amendment, A Lot Line Adjustment of Tracts RMF-1 and RMF-2 of the Haymeadow Subdivision Filing 1, 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: \_\_\_\_\_

Declarations or Protective Covenants are filed in Book \_\_\_\_\_ at Page \_\_\_\_\_ as Document No. \_\_\_\_\_.

NOTES:

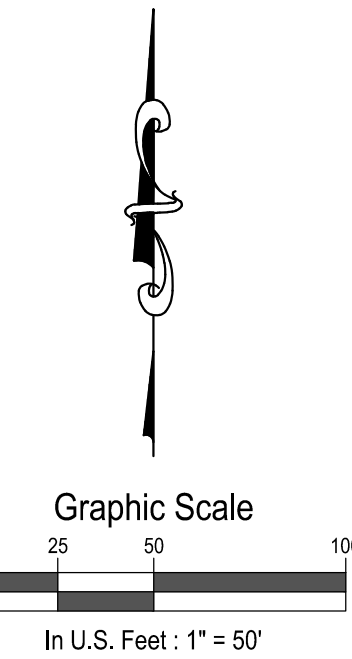
- The purpose of this plat of Haymeadow Filing 1, Second Amendment, A Lot Line Adjustment of Tracts RMF-1 and RMF-2 of the Haymeadow Subdivision Filing 1 is to amend the lot line common to said Tracts, and to also vacate Tract B of said subdivision, as shown herein.
- Basis of Bearings: Bearings shown herein are based on an assumed bearing of N89°57'47"E the line between Corner 2 of Tract 38 a 2 1/2" USGL0 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 as shown herein with the northwest corner of RMF-2 bearing S50°13'35"E a distance of 1372.50 feet from said Corner 2 of Tract 38.
- Survey date: July 2021.
- Units of linear measurements are displayed in US Survey Feet.
- Property descriptions and easements shown herein are based on the record document recorded at Reception Number 201907561 as Final Plat Haymeadow Filing 1 and certain easements as added or amended at Haymeadow Filing 1, First Amendment, Reception No. 202115650.
- The property shown herein 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 and those depicted in Haymeadow Filing 1, First Amendment, Reception No. 202115650.
- Flood Zone Classification; Flood Hazard Zone information: Zone X according to FIRM Map Number 08037C0393D with an effective date of December 4, 2007.
- All Tracts located within this plat of Haymeadow Filing 1, Second Amendment, A Lot Line Adjustment of Tracts RMF-1 and RMF-2 of the Haymeadow Subdivision Filing 1 are subject to the Town of Eagle, Colorado Resolution No. 7 (series of 2021) recorded at Reception No. 202114804, the Town of Eagle, Colorado Resolution No. 12 (series of 2021) recorded at Reception No. 2021011274 and the First Amended FUD Guide for the Haymeadow Planned Unit Development recorded at Reception No. 202114805.
- Abbreviations: Aluminum = Alum.; Angle Point = AP; Center line = CL; Diameter= dia.; Land Surveyor = LS; Metropolitan = Metro; Public Land Survey System = PLSS; Principal Meridian = P.M.; Reception Number = Reception No. or Rec.No. or Rec.; Tract = TR; Utility Easement = EU; United States Government Land Office= USGL0;
- This subdivision shall be subject to the protective covenants filed in the record for this subdivision in the offices of the Clerk and Recorder of Eagle County, Colorado, in Book \_\_\_\_\_ at Page \_\_\_\_\_ as Document No. \_\_\_\_\_.

SURVEYOR'S CERTIFICATE

I, Scott A. Hemmen, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this subdivision plat is a true, correct and complete plat of Haymeadow Filing 1, Second Amendment, A Lot Line Adjustment of Tracts RMF-1 and RMF-2 of the Haymeadow Subdivision Filing 1 of the Town of Eagle as laid out, dedicated and shown herein, that such plat was made from an accurate survey of said property by me and under my supervision and accurately shows the location and dimensions of the lots, easements and rights of way of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that such plat has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.

In Witness Whereof, I have set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

Colorado Licensed Professional Land Surveyor  
Scott A. Hemmen  
License Number 38182  
for and on the behalf of SGM



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

Haymeadow Filing 1, Second Amendment,  
A Lot Line Adjustment of Tracts RMF-1 and RMF-2  
of the Haymeadow Subdivision Filing 1  
Town of Eagle, Colorado

By:		Date		Revision	
1					
2					
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Job No. 2016-277.003  
Drawn by: MEW  
Date: 4/20/2022  
Approved: SAH  
File: LotLineAdjustmentPlat RMF-1-2

Title:

Lot Line Adjustment

Sheet No.

1

Of: 1