**CERTIFICATE OF DEDICATION AND OWNERSHIP**

We, the undersigned, the sole owner(s) in fee simple of all that real property described as follows:

Tract Z as depicted in the plat of Haymeadow Filing 1 recorded at Reception No. 201907561 and Haymeadow Filing 1 First Amendment, Reception No. 202115650

Surveyed Legal Description:

A parcel of land situated in Tracts 37, 38, 55, 59, 61 and 62 of Sections 2, 3, 10 and 11, Township 5 South, Range 84 West of the Sixth Principal Meridian in the County of Eagle and State of Colorado, all bearings shown herein being 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, said tract of land being more particularly described as follows:

COMMENCING at said Corner 2 of Tract 38 thence along the north line of said Haymeadow Filing 1, also being the North line of said Tract 38 N 89°57'47"E a distance of 2404.93 feet to a 5/8" rebar and 1.25" orange plastic cap stamped LS 38182 and the POINT OF BEGINNING;

Thence the following five (5) courses along the northerly and easterly lines of said Haymeadow Filing 1:

1. N 89°57'47"E along the North Line of Tract 38 a distance of 414.51 feet to corner 2 of said Tract 37;
2. N 89°58'44"E along the North Line of said Tract 37 a distance of 2779.22 feet to corner 1 of said Tract 37;
3. S 0014'15"E along the East Line of said Tract 37 a distance of 1346.39 feet to corner 2 of said Tract 62;
4. S 89°57'23"E along the North line of said Tract 62 a distance of 2838.60 feet;
5. S 0002'37"W a distance of 4712.91 feet to a point on the North line of Tract R-6 as depicted on said plat of Haymeadow Filing 1;

Thence the following six (6) courses along the northerly lines of said Tract R-6:

1. N 79°18'50"W a distance of 442.12 feet;
2. 204.28 feet along a curve to the right, having a radius of 442.47 feet, a central angle of 026°27'09", the chord of which bears N 59°21'09"W a distance of 202.47 feet;
3. N 43°33'18"W a distance of 1004.24 feet;
4. N 77°08'35"W a distance of 240.37 feet;
5. N 86°50'43"W a distance of 269.98 feet;
6. N 74°27'53"W a distance of 566.28 feet to a point on a westerly line of said Haymeadow Filing 1, also being the easterly lines of that parcel of land as described at Reception No 201705825;

Thence the following five (5) courses along the coincidental limits of said Haymeadow Filing 1 and said Reception No. 201705825:

1. N 00°27'52"W a distance of 1042.62 feet;
2. S 72°09'52"E a distance of 105.30 feet;
3. N 00°27'52"W a distance of 226.55 feet;
4. N 72°09'52"W a distance of 565.27 feet;
5. S 00°27'52"E a distance of 1263.78 feet to a point on the North line of Tract R-5 as depicted on said plat of Haymeadow Filing 1;

Thence the following four (4) courses along the northerly lines of said Tract R-5:

1. N 66°34'10"W a distance of 324.41 feet;
2. N 49°39'25"W a distance of 450.18 feet;
3. N 57°05'19"W a distance of 371.82 feet;
4. N 59°57'33"W a distance of 536.59 feet to a point a westerly line of said Haymeadow Filing 1, also being the easterly line of the Peters Subdivision as recorded at Reception No. 420364;

Thence the following six (6) courses along the coincidental limits of said Haymeadow Filing 1 and said Peters Subdivision:

1. N 0012'04"E a distance of 264.72 feet;
2. N 85°52'11"W a distance of 171.57 feet;
3. N 62°02'32"W a distance of 50.05 feet;
4. N 71°56'16"W a distance of 192.31 feet;
5. N 58°31'55"W a distance of 390.77 feet;
6. N 25°22'18"W a distance of 210.65 feet to a point on the North line of said Tract R-4;

Thence the following two (2) courses along the northerly lines of Tract R-4:

1. N 53°59'19"W a distance of 170.99 feet;
2. N 52°54'31"W a distance of 555.72 feet to a point on the East line of Tract 58 being coincidental with the easterly line of that parcel of land as described at Reception No. 200617118 and a westerly line of said Haymeadow Filing 1;

Thence N 00°05'18"E along said East line of Tract 58 a distance of 419.93 feet to Corner No. 1 of said Tract 58;

Thence S 89°04'38"W along the North limit of said Tract 58 a distance of 579.73 feet to a point on the East line of Tract OS-2 as depicted on said plat of Haymeadow Filing 1;

Thence N 00°47'54"W along said easterly limit of Tract OS-2 a distance of 332.26 feet to a point of non-tangency;

Thence the following four (4) courses along the southerly and easterly lines of Tract R-1 as depicted on said plat of Haymeadow Filing 1:

1. 180.15 feet along the arc of a curve to the left, having a radius of 640.00 feet, a central angle of 016°7'42", the chord of which bears N 77°49'49"E a distance of 179.56 feet;
2. N 69°45'58"E a distance of 212.75 feet;
3. 85.35 feet along the arc of a curve to the right, having a radius of 620.00 feet, a central angle of 006°02'22", the chord of which bears N 72°47'09"E, a distance of 65.32 feet;
4. N 14°11'40"W a distance of 80.00 feet to a point on the easterly line of Tract X as depicted on said plat of Haymeadow Filing 1;

Thence the following six (6) courses along the easterly lines of said Tract X:

1. N 14°11'40"W a distance of 138.29 feet;
2. N 10°58'59"W a distance of 218.29 feet;
3. N 15°33'02"E a distance of 310.27 feet;
4. N 11°32'11"E a distance of 153.59 feet;
5. N 14°18'05"W a distance of 174.78 feet;
6. N 28°45'23"W a distance of 137.77 feet to a point on the easterly line of Tract OS-3 as depicted on said plat of Haymeadow Filing 1;

Thence the following six (6) courses along the easterly lines of said Tract X:

1. N 14°11'40"W a distance of 138.29 feet;
2. N 10°58'59"W a distance of 218.29 feet;
3. N 15°33'02"E a distance of 310.27 feet;
4. N 11°32'11"E a distance of 153.59 feet;
5. N 14°18'05"W a distance of 174.78 feet;
6. N 28°45'23"W a distance of 137.77 feet to a point on the easterly line of Tract OS-3 as depicted on said plat of Haymeadow Filing 1;

Thence the following six (6) courses along the easterly lines of said Tract X:

1. N 14°11'40"W a distance of 138.29 feet;
2. N 10°58'59"W a distance of 218.29 feet;
3. N 15°33'02"E a distance of 310.27 feet;
4. N 11°32'11"E a distance of 153.59 feet;
5. N 14°18'05"W a distance of 174.78 feet;
6. N 28°45'23"W a distance of 137.77 feet to a point on the easterly line of Tract OS-3 as depicted on said plat of Haymeadow Filing 1;

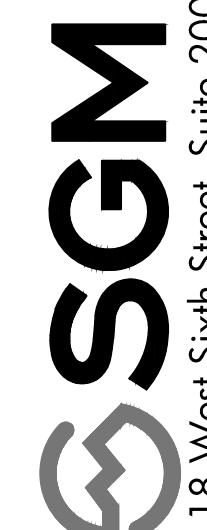
Eagle County File Number: _____

Haymeadow Cabin Parcel,**A Minor Subdivision of Tract Z****of the Haymeadow Subdivision Filing 1**

Situated in Tracts 37, 38, 55, 59, 61, and 62 of Sections 2, 3, 10 and 11,

Township 5 South, Range 84 West of the Sixth P.M.

Town of Eagle, County of Eagle, Colorado



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

TOWN COUNCIL CERTIFICATE

This plat of Haymeadow Cabin Parcel, A Minor Subdivision of Tract Z 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: _____

Mayor

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

ATTEST: _____

Town Clerk

MORTGAGEE OR LIENHOLDERS CERTIFICATE

Executed this _____ day of _____, 20____

Owner: Abrika Properties LLC

By: _____

Name: _____

STATE OF COLORADO)

) ss.

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

OWNER'S ADDRESS

Abrika Properties LLC

P.O. Box 772289

Ocala, FL 34477

TITLE CERTIFICATE

Land Title Guarantee Company does hereby certify that it has examined the title

to all lands shown on this plat of Haymeadow Cabin Parcel, A Minor Subdivision

of Tract Z of the Haymeadow Subdivision Filing 1, Town of Eagle, County of

Eagle, State of Colorado., and that title to such lands is vested in Abrika

Properties LLC is free and clear of all liens, and encumbrances, except as

follows:

Haymeadow Cabin Parcel

A Minor Subdivision of Tract Z

of the Haymeadow Subdivision Filing 1

Situated in Tracts 37, 38, 55, 59, 61, and 62 of Sections 2, 3, 10 and 11,
Township 5 South, Range 84 West of the Sixth P.M.

Town of Eagle, County of Eagle, Colorado

Graphic Scale
0 150 300 600
In U.S. Feet: 1" = 300'

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

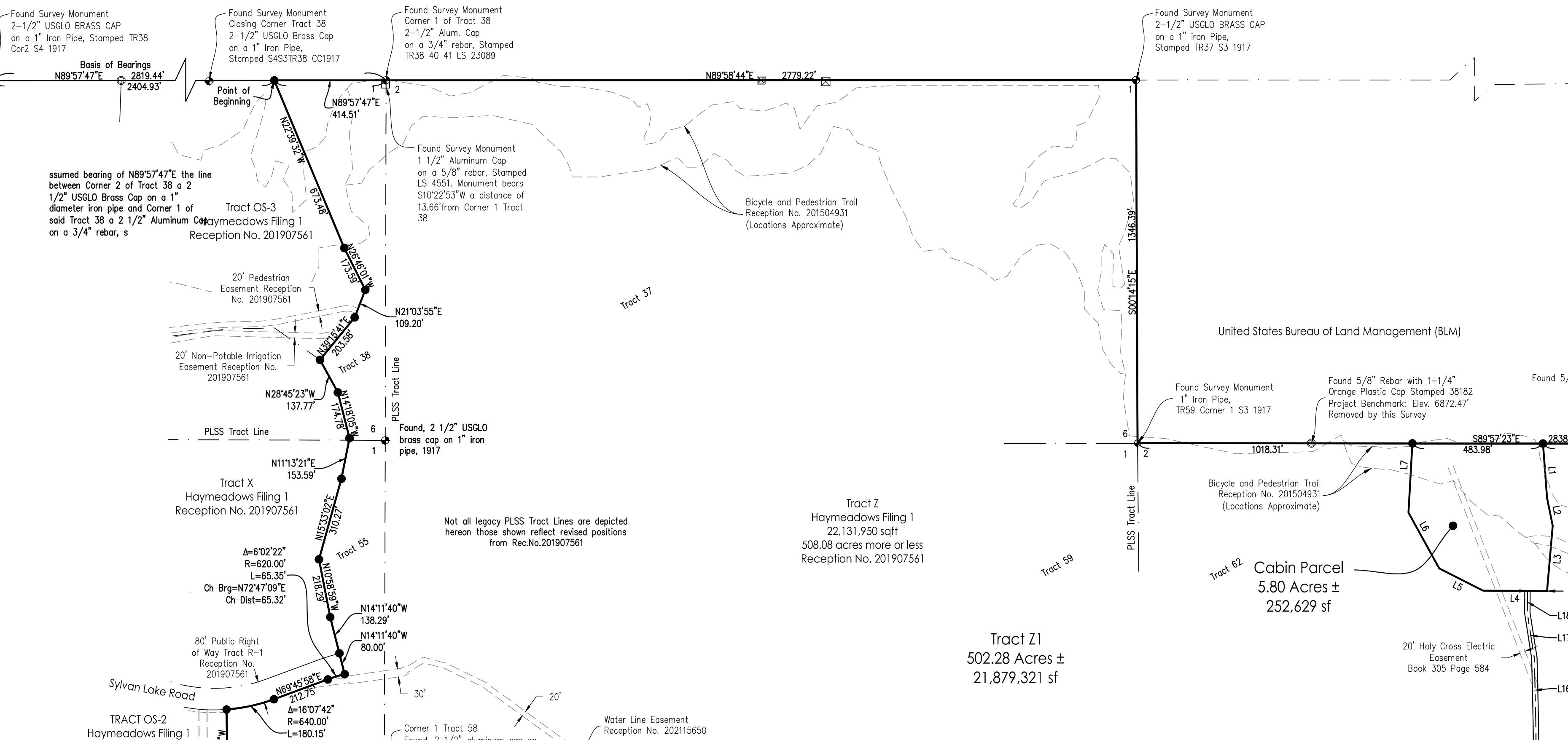
Notice: According to Colorado law, you must commence legal action based upon any claim or cause of action within ten years from the date of the certificate shown herein.

Job No. 2016-272-039
Drawn by: MSH
Date: 11/02/2021
QA/QC: PLS SAH
File: Haymeadow-TrZCabin

Title: Haymeadow Cabin
Parcel
A Minor Subdivision

Sheet No. 2

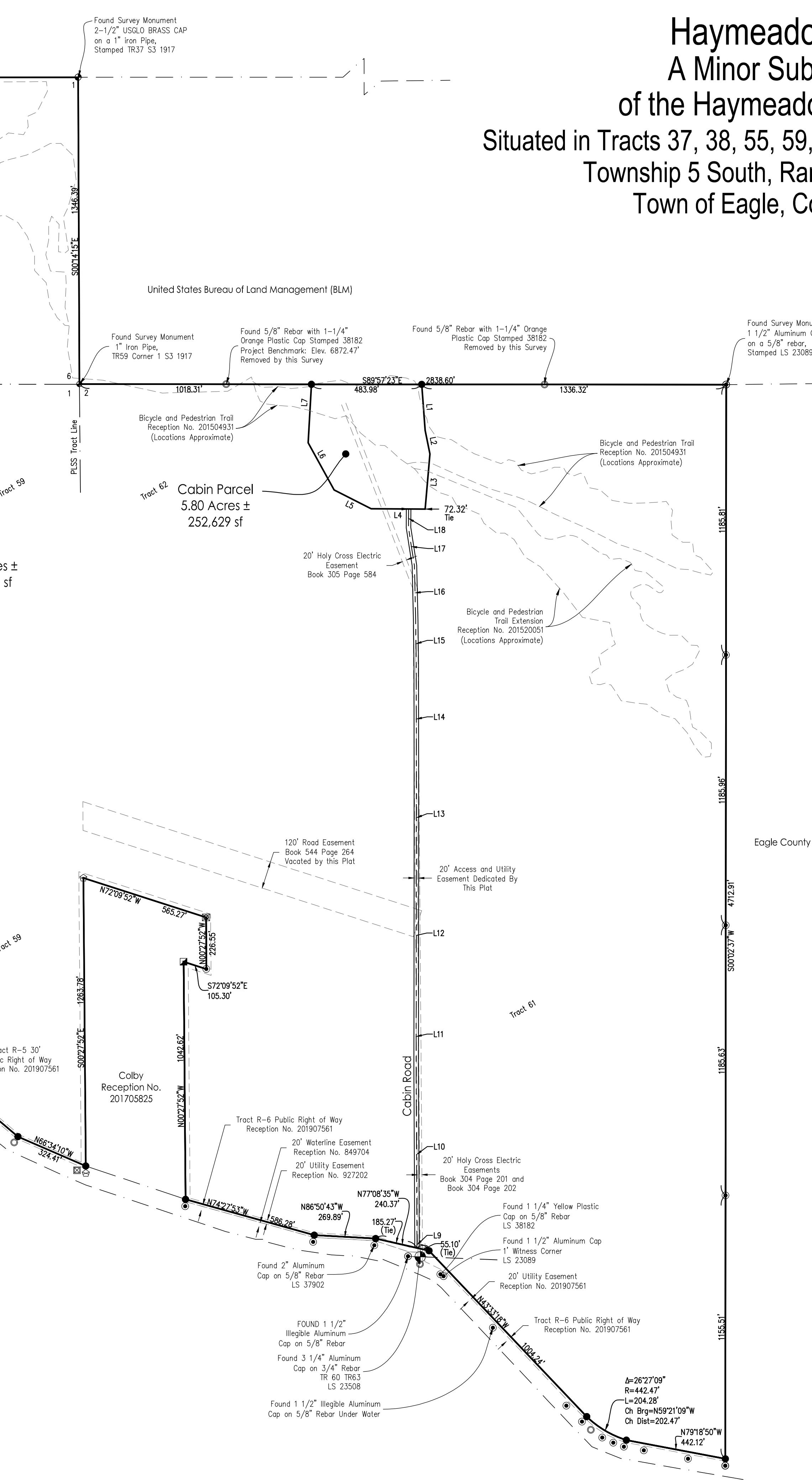
Of: 2



PLSS Surveyor: [Redacted] Date: [Redacted] By: Scott Hammer

LEGEND

- - Found 5/8" rebar 1.5" Aluminum cap stamped LS 23089
- - Found Monument as Described
- - Found 5/8" rebar and 1.5" Aluminum cap stamped LS 14109
- - Found 5/8" rebar and 1.5" Aluminum cap, LS 26967
- - Found 5/8" rebar and 2" Aluminum Cap, LS 37902
- - Found rebar and Illegible Plastic Cap
- - Found 5/8" rebar & Plastic Cap, LS # 37935
- - Found 5/8" rebar and 1.25" Orange plastic cap stamped LS 38182
- - Set 5/8" rebar and 1.25" Orange plastic cap stamped LS 38182



Line Table		
Line #	Direction	Length
L1	S0415'52"E	202.35'
L2	S1123'40"E	105.50'
L3	S045'10"W	242.59'
L4	N0914'35"W	236.74'
L5	N0258'27"W	182.36'
L6	N2851'14"W	236.09'
L7	N0309'57"E	256.91'
L9	N0158'54"E	27.30'
L10	N0017'25"W	764.97'
L11	N0005'27"E	269.68'
L12	N0005'03"E	618.51'
L13	N0001'10"W	413.91'
L14	N0004'44"W	452.39'
L15	N0042'23"W	207.28'
L16	N0119'33"W	240.00'
L17	N0853'57"W	168.34'
L18	N0030'52"E	81.90'
L19	S4429'41"W	209.69'
L20	S4530'19"E	117.70'
L21	S4809'52"E	84.91'
L22	S5630'12"E	134.97'
L23	N5206'28"W	295.22'
L24	N327'07"E	217.98'

REVIEW COPY