

# 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

Eagle County File Number: \_\_\_\_\_

## 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 hereon being 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, 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 00°14'15" 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 00°02'37" 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°06'35" W a distance of 240.37 feet;
5. N 86°50'43" W a distance of 269.89 feet;
6. N 74°27'53" W a distance of 586.28 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°59'33" 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 00°12'04" 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. S 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°07'42", 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. 65.35 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°13'21" 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 four (4) courses along the easterly lines of said Tract OS-3:

1. N 39°15'41" E a distance of 203.58 feet;
2. N 21°03'55" E a distance of 109.20 feet;
3. N 26°46'01" W a distance of 173.59 feet;
4. N 22°39'32" W a distance of 673.48 feet to the POINT OF BEGINNING,

Containing 509.68 Acres (22,201,732 square feet), more or less.

Less and Except:

Tract G of Haymeadow Filing 1 Subdivision as recorded at Reception No. 201907561. Containing 1.60 Acres (69,782 square feet), more or less.

Said Parcel containing a Total of 508.08 Acres (22,131,950 square feet), more or less.

Have by these presents laid out, platted and subdivided the same into parcels and tracts as shown on this plat and designate the same as Haymeadow Cabin Parcel, A Minor Subdivision of Tract Z of the Haymeadow Subdivision Filing 1 in the Town of Eagle, County of Eagle, State of Colorado; and do hereby grant, convey, dedicate and set apart to the Town of Eagle, County of Eagle, Colorado, for public use the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only.

We hereby accept the responsibility for the completion of all required public improvements 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.

We further state that this subdivision shall be subject to the protective covenants filed on recorded for this subdivision in the offices of the Clerk and Recorder of Eagle County, Colorado, in Book \_\_\_\_\_ at Page \_\_\_\_\_, as Document No. \_\_\_\_\_.

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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

Title Examiner

## 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 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 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 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 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

\_\_\_\_\_ does hereby certify that it is the holder of

\_\_\_\_\_

\_\_\_\_\_

against the lands shown on this plat and hereby consents to the subdivision of the lands shown hereon.

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

\_\_\_\_\_

Mortgagee or Lienholder

## 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 Cabin Parcel, A Minor Subdivision of Tract Z of the Haymeadow Subdivision Filing 1 are paid in full.

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

\_\_\_\_\_

Treasurer of Eagle County, Colorado

## PLANNING COMMISSION CERTIFICATE

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

Subdivision Filing 1 is recommended for approval by the Town of Eagle Planning Commission this \_\_\_\_\_ day of

\_\_\_\_\_, 2022.

\_\_\_\_\_

Chair

## EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

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

Deputy

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

## NOTES:

1. The purpose of this plat of Haymeadow Cabin Parcel, A Minor Subdivision of Tract Z of the Haymeadow Subdivision Filing 1 is to lay out, dedicate and plat the lot and easements as shown hereon.

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" 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 hereon.

3. Survey date: July 2021.

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

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

6. 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 and those depicted in Haymeadow Filing 1 First Amendment, Reception No. 202115650.

7. Flood Zone Classification: Zone X according to FIRM Map Number 08037C0393D with an effective date of December 4, 2007 whose elevation datum is relative to NAVD 88.

8. All Parcels and Tracts located within this plat of Haymeadow Cabin Parcel, A Minor Subdivision of Tract Z 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 PUD Guide for the Haymeadow Planned Unit Development recorded at Reception No. 202114805.

9. Abrika Properties, LLC dedicates and vacates the easements as shown hereon to the town for various uses including but not limited to:

A. Public Access Easements on, over, above, across and through those areas designated hereon as "Public Access Easements" for the use of the public for pedestrian and non-motorized vehicular traffic.

B. General use utility easements on, over, under, above, across and through those areas designated hereon as "Utility Easements" for the purposes of the installation, use, repair, replacement, improvement and maintenance of public utilities.

C. The private road easement as described at Reception No. 440409 in Book 544 Page 264 is vacated by this Plat. There is no road in the location described in the exhibit and the terms of the record easement document have expired.

10. 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= USGLO;

11. Approval of this plan creates a vested property right pursuant to C.R.S. § 24-68-103.

## 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 plat of Haymeadow Cabin Parcel, A Minor Subdivision of Tract Z of the Haymeadow Subdivision Filing 1 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, stated upon the ground in compliance with 38-51-105 C.R.S.

Scott A Hemmen  
PLS 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 Cabin Parcel, A Minor  
Subdivision of Tract Z of the  
Haymeadow Subdivision Filing 1  
Town of Eagle, Colorado

#	Revision	Date	By:
1	rev.conservatn parcel	4/27/2022	scb
2	rev.conservatn parcel	4/27/2022	scb
3	rev.conservatn parcel	4/27/2022	scb
4	rev.conservatn parcel	4/27/2022	scb
5	rev.conservatn parcel	4/27/2022	scb
6	rev.conservatn parcel	4/27/2022	scb
7	rev.conservatn parcel	4/27/2022	scb
8	rev.conservatn parcel	4/27/2022	scb
9	rev.conservatn parcel	4/27/2022	scb

Job No. 2016-277-008  
Drawn by: MEH  
Date: 11/02/2021  
Approved: -- J PLS: SAH  
File: HaymeadowMinor-Tr2Cabin

Title:  
Haymeadow Cabin  
Parcel  
A Minor Subdivision

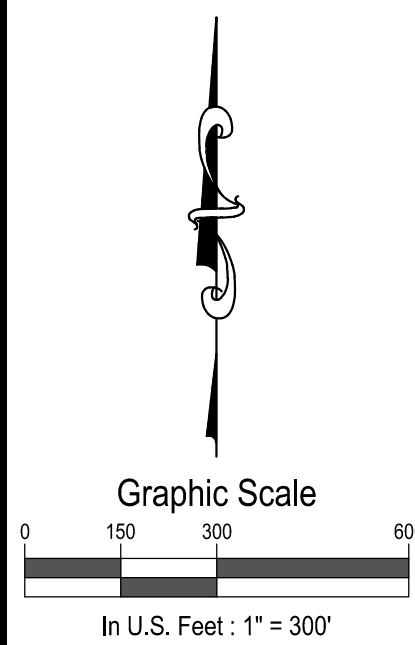
Sheet No.

1

Of: 2



# 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



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

Haymeadow Cabin Parcel, A Minor  
Subdivision of Tract Z of the Haymeadow  
Subdivision Filing 1  
Town of Eagle, Colorado

Revision	Date	By
1	8/19/23	MEV
2	8/20/24	MEV
3		
4		
5		
6		
7		
8		
9		

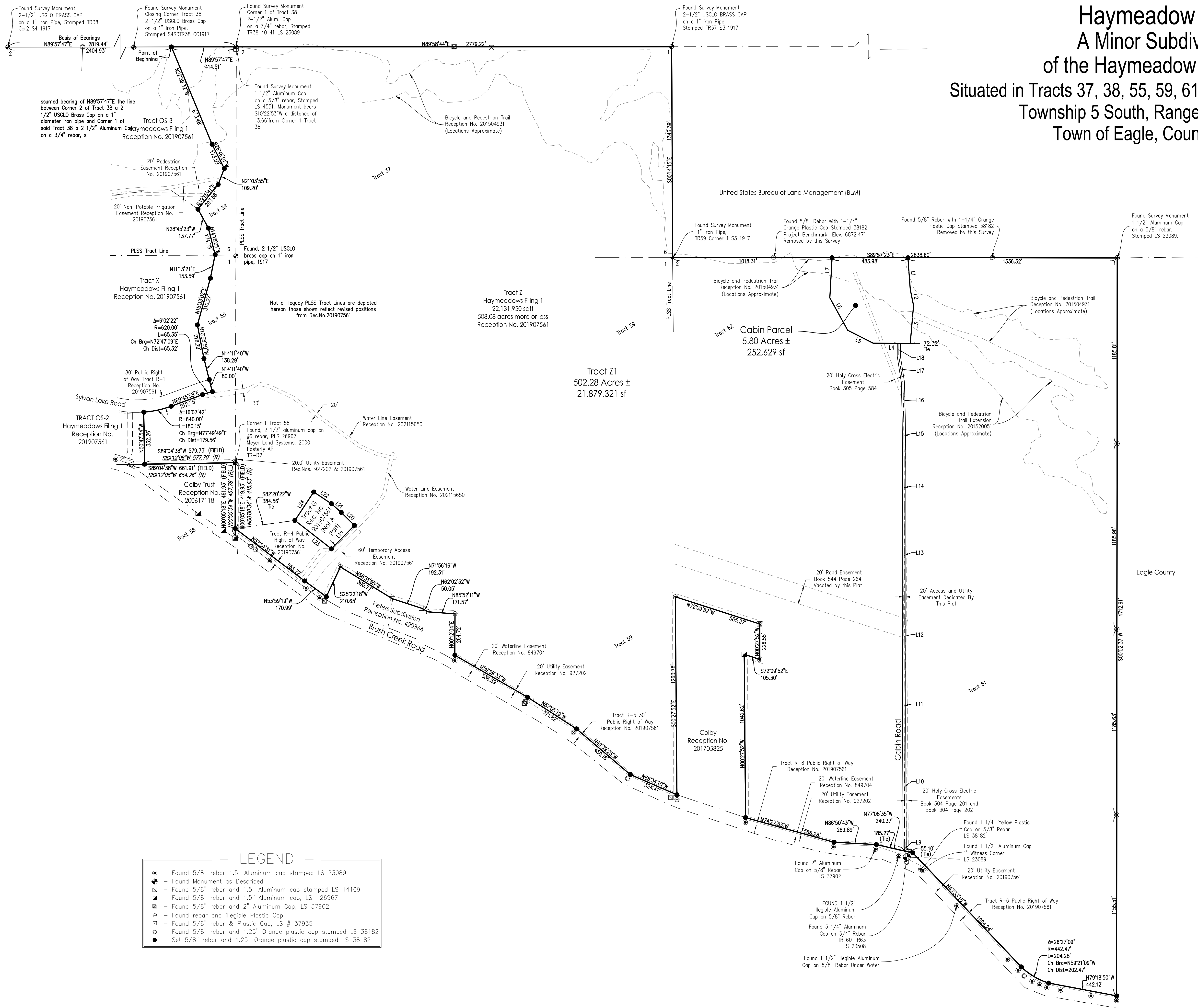
Job No. 2016-277.008  
Drawn by: MEV  
Date: 11/02/2021  
QA/QC: PLS: SAH  
File: HaymeadowMinor-TrZCabin

Title: Haymeadow Cabin  
Parcel  
A Minor Subdivision

Sheet No.

2

Of: 2



Line Table		
Line #	Direction	Length
L1	S04°15'52"E	202.35'
L2	S11°23'40"E	105.50'
L3	S04°57'10"W	242.59'
L4	N89°43'59"W	236.74'
L5	N62°58'27"W	182.36'
L6	N28°51'14"W	236.09'
L7	N03°09'57"E	256.91'
L9	N01°58'54"E	27.30'
L10	N00°17'25"W	764.97'
L11	N00°05'27"E	269.68'
L12	N00°05'03"E	618.51'
L13	N00°01'10"W	413.91'
L14	N00°04'44"W	452.39'
L15	N00°42'23"W	207.28'
L16	N01°19'33"W	240.00'
L17	N08°53'57"W	168.34'
L18	N00°30'52"E	81.90'
L19	S44°29'41"W	209.69'
L20	S45°30'19"E	117.70'
L21	S48°09'52"E	84.91'
L22	S56°30'12"E	134.97'
L23	N52°06'28"W	295.22'
L24	N33°27'07"E	217.98'

- 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

REVIEW COPY