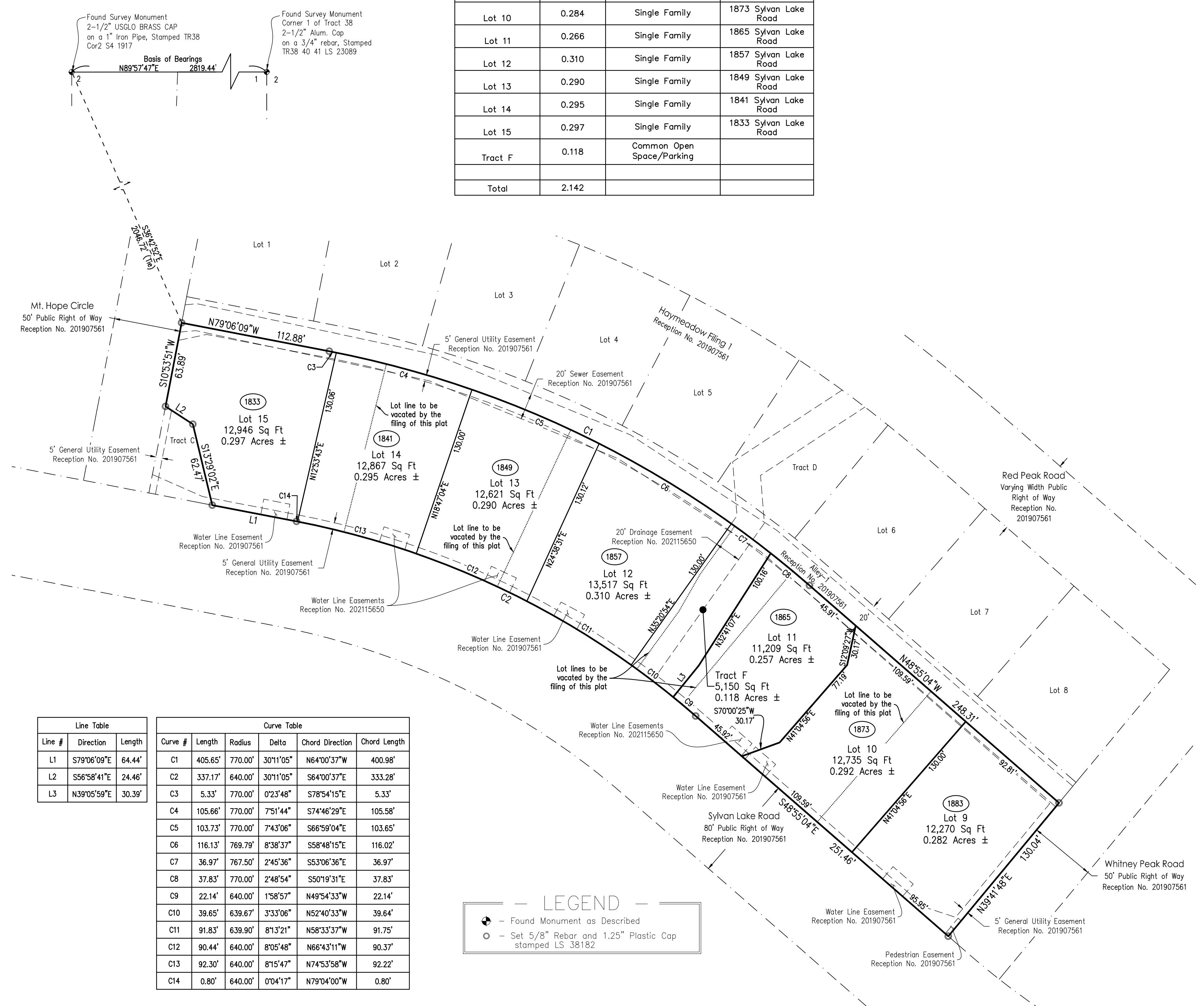
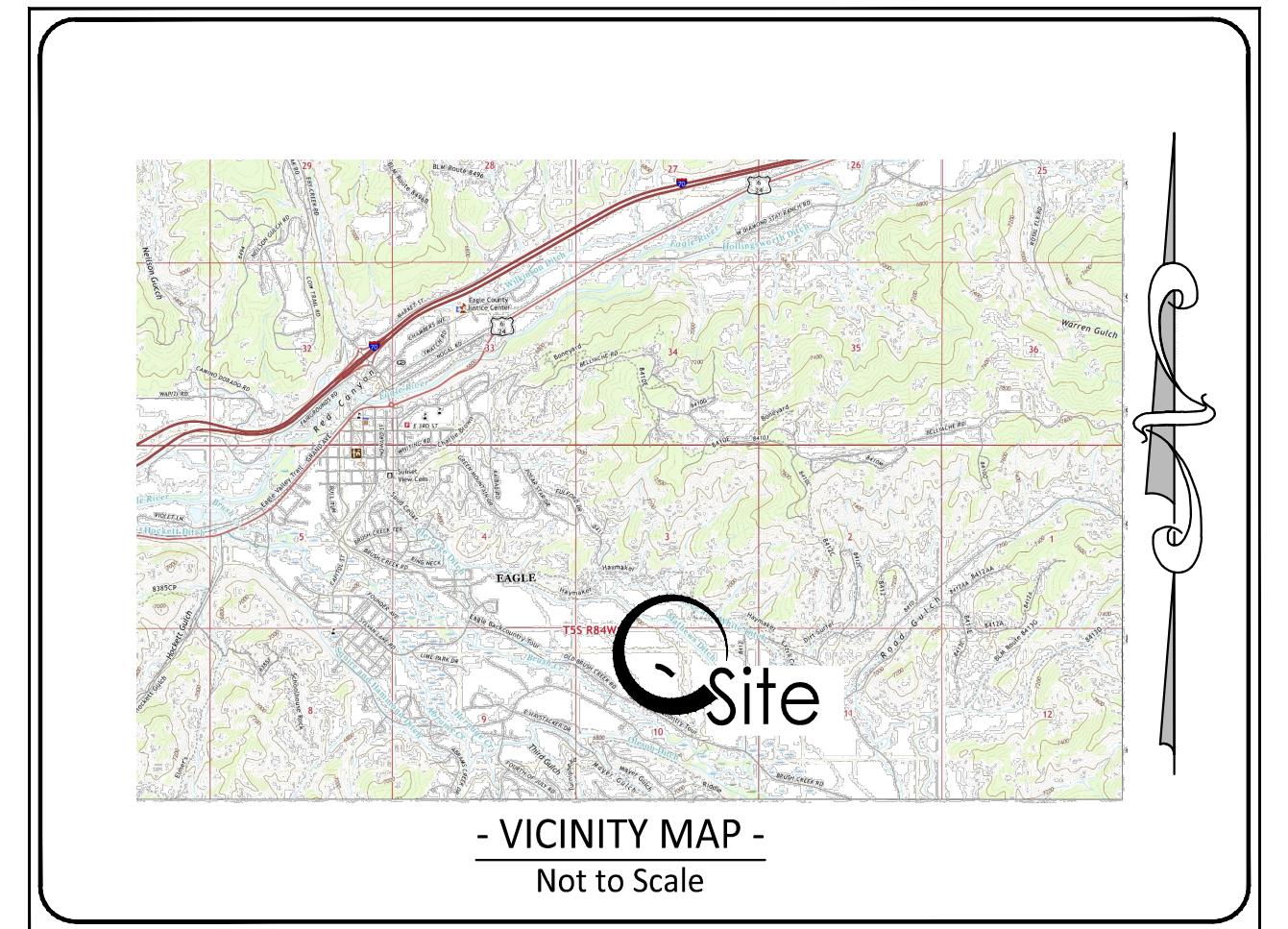


Haymeadow Filing 1, Third Amendment, A Resubdivision of Lots 9-13 and Tract F of the Haymeadow Subdivision Filing 1 Situated in Tracts 38 and 55 of Sections 4 and 9, Township 5 South, Range 84 West of the Sixth P.M. Town of Eagle, Colorado



CERTIFICATE OF DEDICATION AND OWNERSHIP

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

Lots 9-13 and Tract F as depicted in the plat of Haymeadow Filing 1 recorded at Reception No. 201907561.
Town of Eagle
County of Eagle
State of Colorado

Said Parcel containing a Total of 2.142 Acres (93,325 square feet), more or less.

have by these presents laid out, platted and subdivided the same into lots and tracts as shown on this plat and designate the same as Haymeadow Filing 1, Third Amendment, A Resubdivision of Lots 9-13 and Tract F 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 heron, 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 record 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 _____, 2022.

By: _____
Name: _____

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 2022,
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

NOTES:

- The purpose of this plat of Haymeadow Filing 1, Third Amendment, A Resubdivision of Lots 9-13 and Tract F of the Haymeadow Subdivision Filing 1 is to adjust existing Lot lines and to create additional Lots, as shown hereon.
- Basis of Bearings: Bearings shown hereon are based on an original bearing of N89°57'47"E on 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 as shown hereon with the northwest corner of Lot 15 bearing S36°42'52"E a distance of 2046.72 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 hereon 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 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, 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, Third Amendment, A Resubdivision of Lots 9-13 and Tract F 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.
- 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;

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 Haymeadow Filing 1, Third Amendment, A Resubdivision of Lots 9-13 and Tract F 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, staked upon the ground in compliance with 38-51-105 C.R.S.

Scott A. Hemmen
PLS 38182 for and
on behalf of SGM

TOWN COUNCIL CERTIFICATE

This plat of Haymeadow Filing 1, Third Amendment, A Resubdivision of Lots 9-13 and Tract F of the Haymeadow Subdivision Filing 1 is approved by Town Council of the Town of Eagle, Colorado, this _____ day of _____, 2022, 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

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, Third Amendment, A Resubdivision of Lots 9-13 and Tract F of the Haymeadow Subdivision Filing 1, are paid in full.

Dated this _____ day of _____, A.D. 2022.

Treasurer of Eagle County, Colorado

PLANNING COMMISSION CERTIFICATE

This plat of Haymeadow Filing 1, Third Amendment, A Resubdivision of Lots 9-13 and Tract F of the Haymeadow Subdivision Filing 1 is approved by the Town of Eagle Planning Commission

the _____ day of _____, 2022.

Chairman

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This plat of Haymeadow Filing 1, Third Amendment, A Resubdivision of Lots 9-13 and Tract F 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 _____, 2022, 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. _____

Graphic Scale
0 25 50 100
In U.S. Feet: 1" = 50'

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

Haymeadow Filing 1, Third Amendment,
A Resubdivision of Lots 9-13 and Tract F
of the Haymeadow Subdivision Filing 1
Town of Eagle, Colorado

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 hereon.

Job No.	2016-272393
Drawn by:	MSW
Date:	2/23/2022
Approved:	PLS SAH
File:	220903Haymeadows_Resublots9-13
Revision:	1
Date:	
Date:	
Review Copy	
Title:	
Plat:	
Sheet No.:	1
Of:	1