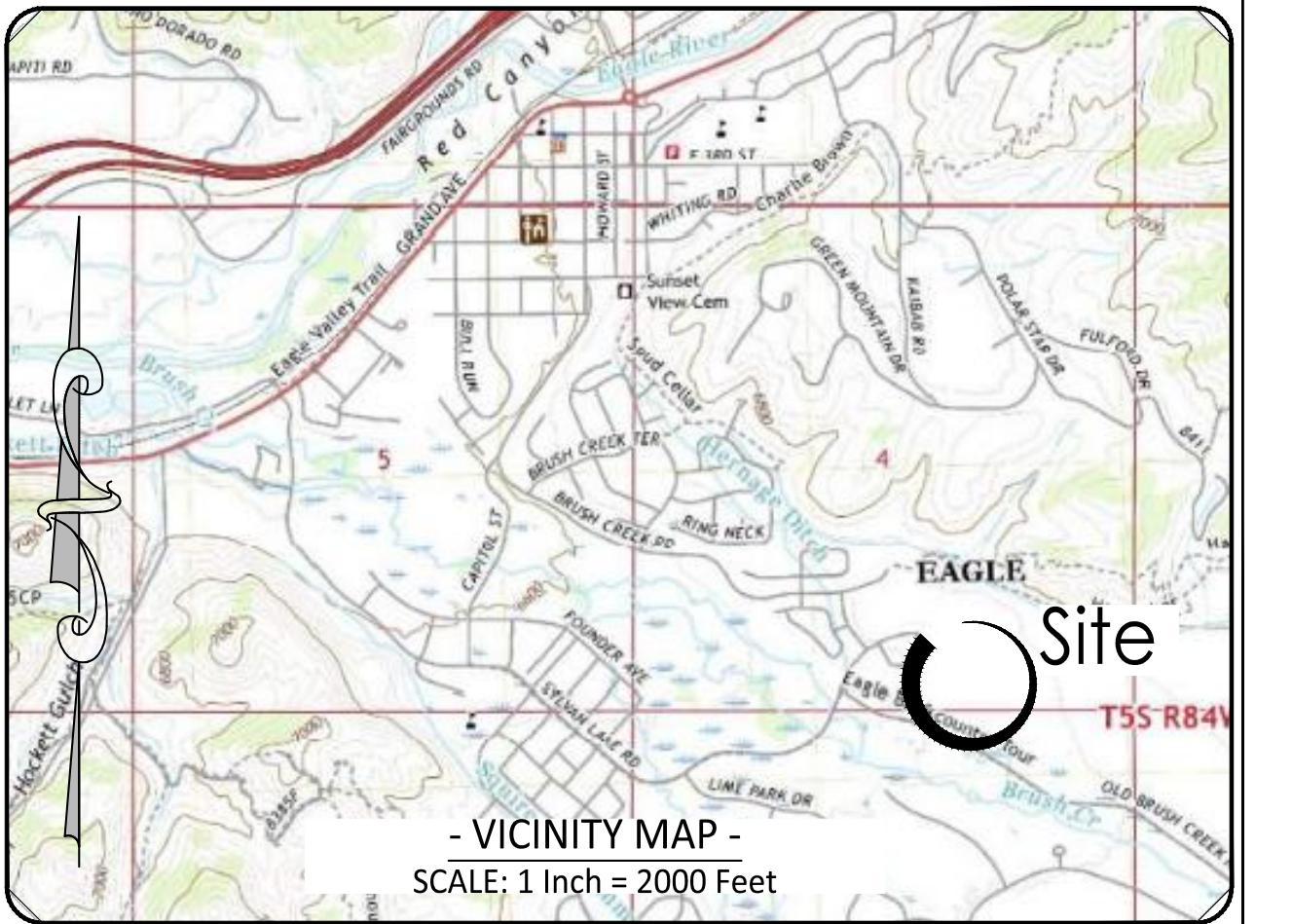


**Final Plat and Condominium Map of  
7 Hermits Condominiums - Filing 2**  
**A Re-subdivision of Tract RMF-1A**  
**Haymeadows Filing 1, 4th Amendment**  
**Situated in Tracts 38 and 55 of Sections 4 and 9,**  
**Township 5 South, Range 84 West of the Sixth P.M.**  
**Town of Eagle, Eagle County, Colorado**



**CERTIFICATE OF DEDICATION AND OWNERSHIP**  
 Know all men by these presents that 7 Hermit Condos, LLC, a Colorado Limited Liability Company, the undersigned, being sole owner(s) in fee simple of all that real property described as follows:

Tract RMF-1A, as depicted on the Fourth Amendment, Haymeadow Filing 1, Easements of Tracts RMF-1A and RMF-2A in the County of Eagle, as recorded at Reception No. 201907561, in the Town of Eagle County of Eagle, State of Colorado, containing 5.084 Acres (221,469 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 and condominium map under the name and style of 7 Hermits Condominiums - Filing 2 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 \_\_\_\_\_ 2024.  
 Owner: 7 Hermit Condos, LLC, a Colorado Limited Liability Company

By: \_\_\_\_\_  
 Name: 8250 Southwest 27th Avenue  
 Ocala, FL 34476

STATE OF \_\_\_\_\_ )  
 ) ss.  
 COUNTY OF \_\_\_\_\_ )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2024,  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of: 7 Hermit Condos, LLC, a Colorado Limited Liability Company

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

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

**MORTGAGEE OR LIENHOLDERS CERTIFICATE**  
 Alpine Bank, a Colorado Banking Corporation, beneficiary under that certain Deed of Trust dated May 18, 2023 and recorded May 19, 2023 as Reception No. 202305385 in the Office of the Clerk and Recorder of Eagle County, Colorado, as amended and supplemented from time to time, for itself, its successors and assigns, hereby approves, joins, and consents to the dedications made in this plat affecting the property encumbered by the Deed of Trust.

ALPINE BANK,  
 a Colorado banking corporation

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

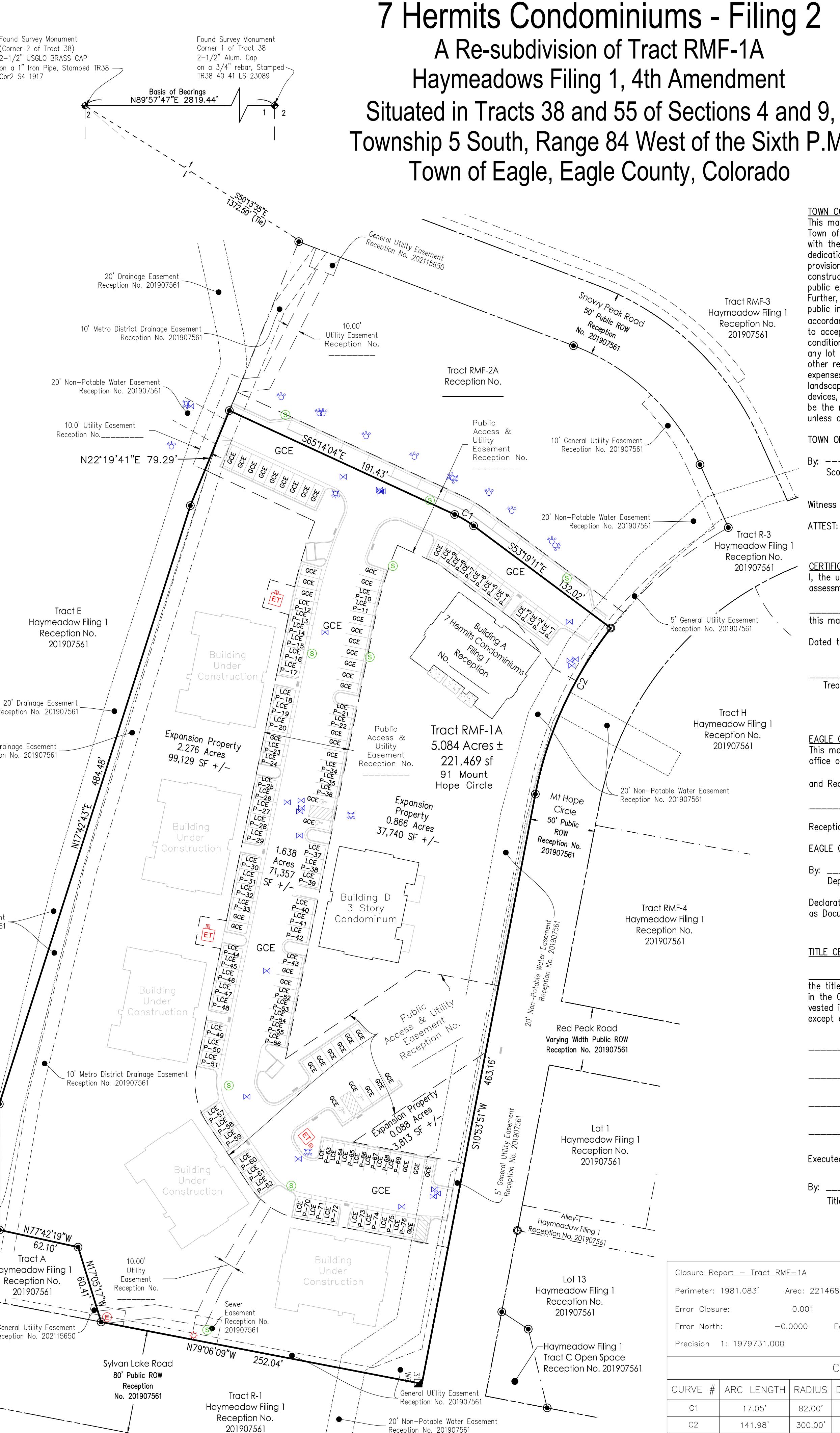
STATE OF \_\_\_\_\_ )  
 ) ss.  
 COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
 20\_\_\_\_ by \_\_\_\_\_ as \_\_\_\_\_  
 of: ALPINE BANK, a Colorado banking corporation.

WITNESS my hand and official seal.  
 My commission expires:

[SEAL]

NOTARY PUBLIC



Land Use Table				
Unit	Address	SF	Use	
Unit D101	91 Mount Hope Circle, Unit D101, Eagle, CO 81631	1,029	Condominium Unit	
Unit D102	91 Mount Hope Circle, Unit D102, Eagle, CO 81631	1,020	Condominium Unit	
Unit D201	91 Mount Hope Circle, Unit D201, Eagle, CO 81631	890	Condominium Unit	
Unit D202	91 Mount Hope Circle, Unit D202, Eagle, CO 81631	891	Condominium Unit	
Unit D203	91 Mount Hope Circle, Unit D203, Eagle, CO 81631	1,030	Condominium Unit	
Unit D204	91 Mount Hope Circle, Unit D204, Eagle, CO 81631	1,030	Condominium Unit	
Unit D301	91 Mount Hope Circle, Unit D301, Eagle, CO 81631	881	Condominium Unit	
Unit D302	91 Mount Hope Circle, Unit D302, Eagle, CO 81631	881	Condominium Unit	
Unit D303	91 Mount Hope Circle, Unit D303, Eagle, CO 81631	1,030	Condominium Unit	
Unit D304	91 Mount Hope Circle, Unit D304, Eagle, CO 81631	1,029	Condominium Unit	

**TOWN COUNCIL CERTIFICATE**  
 This map of 7 Hermits Condominiums - Filing 1, is approved by Town Council of the Town of Eagle, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_ 2024, 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 involved requiring 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: \_\_\_\_\_  
 Scott Turnipseed, Mayor

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

ATTEST: \_\_\_\_\_  
 Jenny Rakow, 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 map of 7 Hermits Condominiums - Filing 1, are paid in full.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2024.

Treasurer of Eagle County, Colorado

**EAGLE COUNTY CLERK AND RECORDER CERTIFICATE**  
 This map of 7 Hermits Condominiums - Filing 1, was filed for record in the office of the Eagle County Clerk

and Recorder at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_ 2024, 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. \_\_\_\_\_

**TITLE CERTIFICATE**

The title to all lands shown on this map of 7 Hermits Condominiums - Filing 1 in the County of Eagle, State of Colorado, and that title to such lands is vested in 7 Hermit Condos LLC is free and clear of all liens, and encumbrances, except as follows:

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

By: \_\_\_\_\_  
 Title Examiner

**Closure Report - Tract RMF-1A**

Perimeter: 1981.083' Area: 221468.98 Sq. Ft.

Error Closure: 0.001 Course: S88°57'06"E

Error North: -0.0000 East: 0.0011

Precision 1: 1979731.000

**CURVE TABLE**

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.05'	82.00'	11°54'44"	S59°16'41"E	17.02'
C2	141.98'	300.00'	27°06'59"	S24°27'21"W	140.66'

**REVIEW COPY**

Unit	Address	SF	Use	
Unit D101	91 Mount Hope Circle, Unit D101, Eagle, CO 81631	1,029	Condominium Unit	
Unit D102	91 Mount Hope Circle, Unit D102, Eagle, CO 81631	1,020	Condominium Unit	
Unit D201	91 Mount Hope Circle, Unit D201, Eagle, CO 81631	890	Condominium Unit	
Unit D202	91 Mount Hope Circle, Unit D202, Eagle, CO 81631	891	Condominium Unit	
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Unit D303	91 Mount Hope Circle, Unit D303, Eagle, CO 81631	1,030	Condominium Unit	
Unit D304	91 Mount Hope Circle, Unit D304, Eagle, CO 81631	1,029	Condominium Unit	

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

**7 Hermits Condominiums - Filing 2**  
 Town of Eagle, Colorado

**Condominium Map**

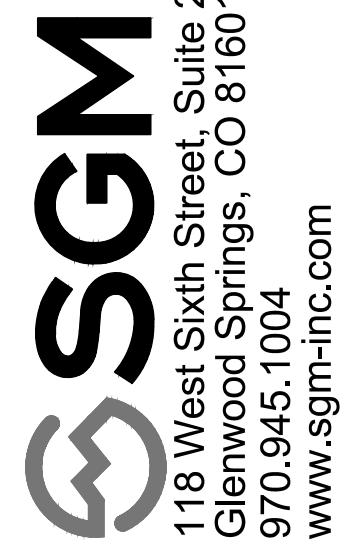
**1**

Date	By:
Revision	
Job No.	2
Drawn by:	AO/MW/JW
Date:	06/27/2024
Approved:	SAH
File:	7-HermitCondo-BldgD Page 1
Location:	
Sheet No.	1
Notice: According to Colorado Law, you must commence any legal action against SGM for any defect in this survey within ten years from the date of the certification shown hereon.	

Final Plat and Condominium Map of  
**7 Hermits Condominiums - Filing 2**  
A Re-subdivision of Tract RMF-1A  
Haymeadows Filing 1, 4th Amendment  
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, Eagle County, Colorado

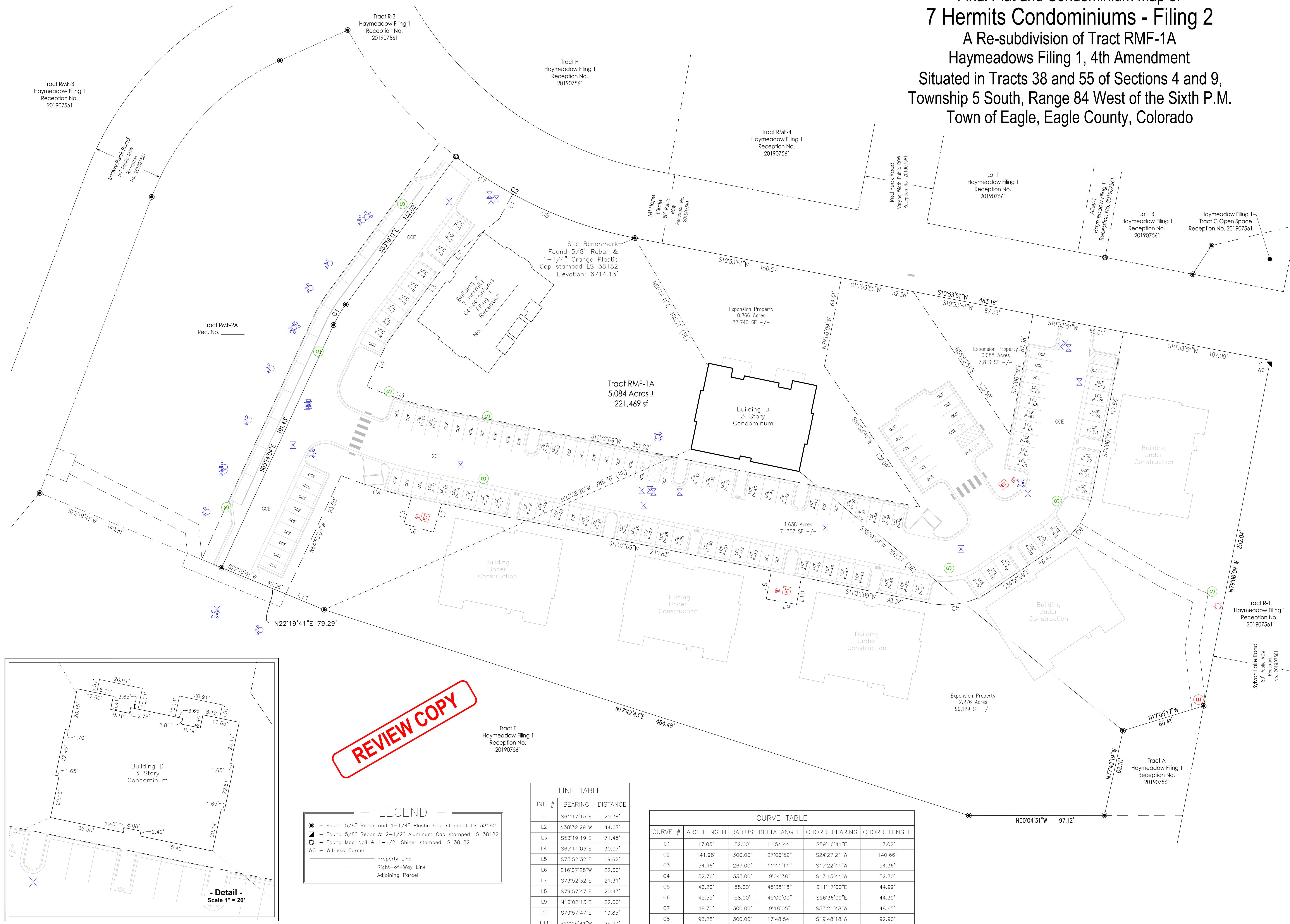


Graphic Scale  
0 15 30 60  
In U.S. Feet : 1" = 30'



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

**7 Hermits Condominiums - Filing 2**  
Town of Eagle, Colorado



**Building Dimensional Ties**

**2**

Of: 6

2016-277.003

Job No. 1  
Drawn by: AO  
Date: 06/27/2024

Approved: PLS: SAH  
File: 7-HermitsCondo-BldgD Pages\2

Title:

Sheet No.

**2**

Of: 6

Notice: According to Colorado Law, you must commence any legal action based upon this survey within two years from the date of this survey. Any defect in this survey must be commenced within ten years from the date of the certification shown herein.



Condominium Map of  
**7 Hermits Condominiums - Filing 2**  
 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, Eagle County, Colorado



Graphic Scale  
 0 2.5 5 10  
 In U.S. Feet : 1" = 5'

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

**7 Hermits Condominiums - Filing 2**  
 Town of Eagle, Colorado

Building D  
 Level 2  
 Interior Plan View

Sheet No. 4  
 Of: 6

2016-277.009

Job No. 1  
 Drawn by: MEW  
 Date: 5/28/2024  
 Approved: J. PLS: SAH  
 File: 7-HermitsCondo-BldgD Pages3-6  
 Location:

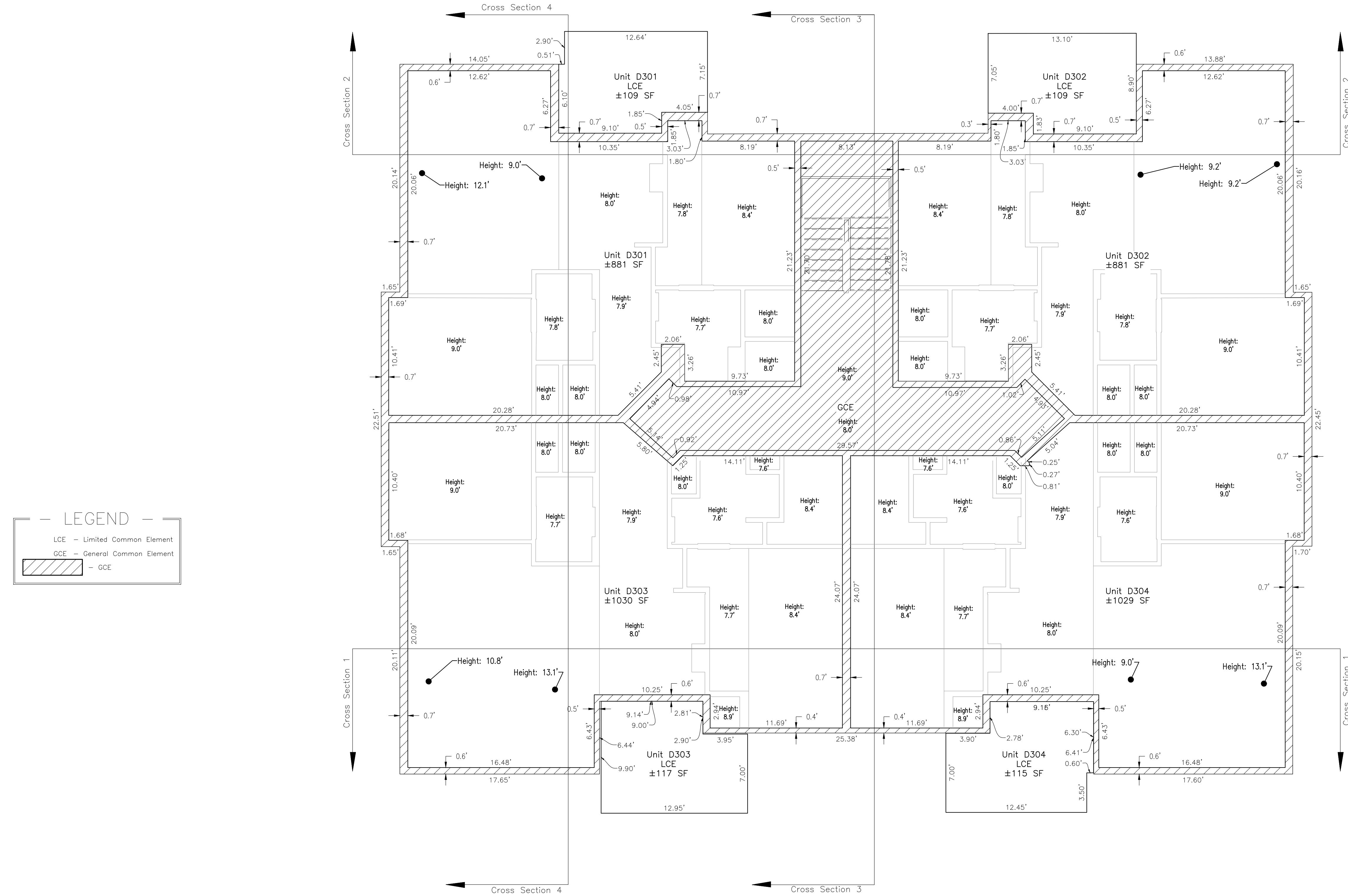
Revision	Date	By:
1		
2		
3		
4		
5		
6		
7		
8		
9		

Notice: According to Colorado Law, you must commence any legal action against the Surveyor or Surveyor's employer within ten years from the date of the certification shown hereon.

REVIEW COPY

4

Condominium Map of  
**7 Hermits Condominiums - Filing 2**  
 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, Eagle County, Colorado



Graphic Scale  
 0 2.5 5 10  
 In U.S. Feet : 1" = 5'

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

**7 Hermits Condominiums - Filing 2**  
 Town of Eagle, Colorado

Job No. 1  
 Revision 2  
 Date 5/28/2024  
 Drawn by: MEW  
 Approved: J. PLS: SAH  
 File: 7-HermitsCondo-BldgD Pages3-6  
 Location:

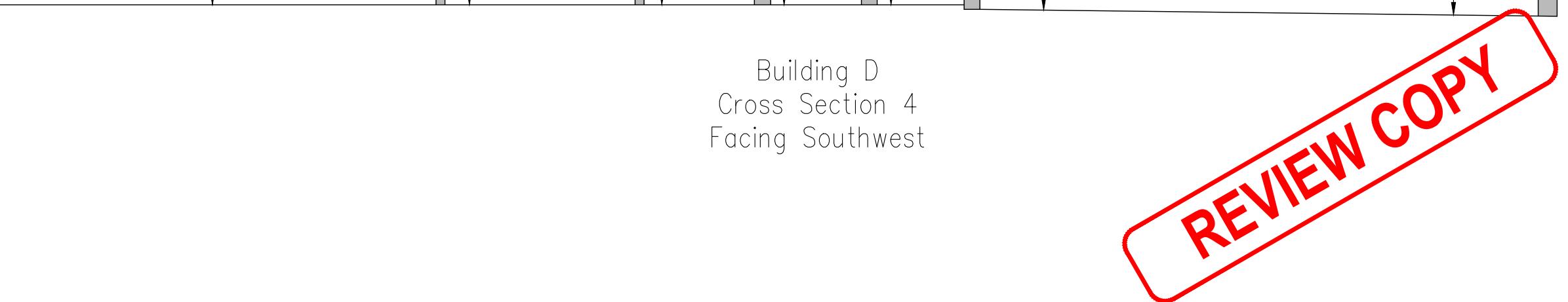
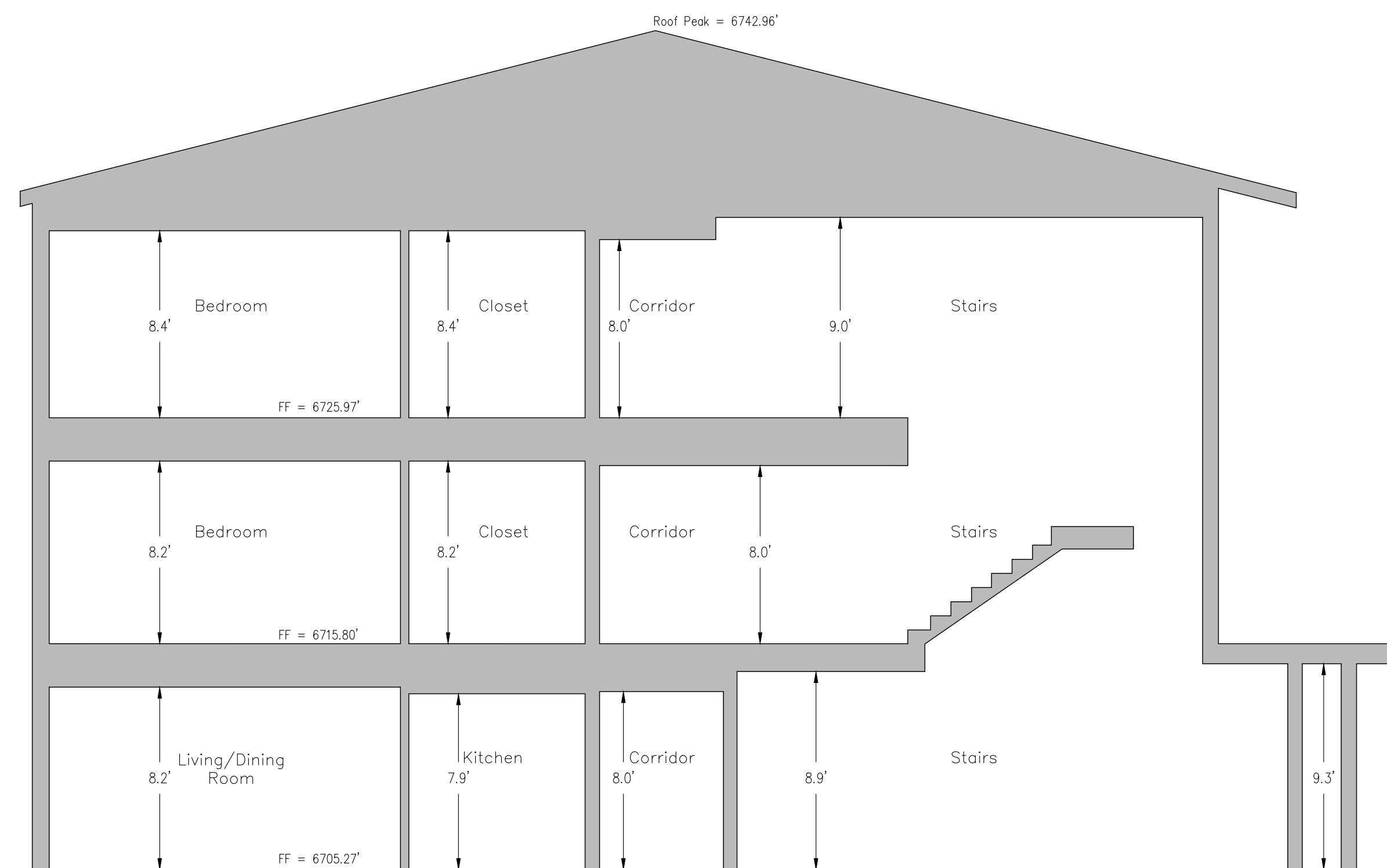
Building D  
 Level 3  
 Interior Plan View

5

Of 6

**REVIEW COPY**

Condominium Map of  
**7 Hermits Condominiums - Filing 2**  
 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, Eagle County, Colorado



Graphic Scale  
0 2.5 5 10  
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**7 Hermits Condominiums - Filing 2**  
Town of Eagle, Colorado

**Building D  
Cross Sections**

Sheet No. **6**

Of: **6**

**REVIEW COPY**