

Unit	Address	SF	Use
Unit B101	91 Mount Hope Circle, Unit B101, Eagle, CO 81631	771	Condominium Unit
Unit B102	91 Mount Hope Circle, Unit B102, Eagle, CO 81631	550	Condominium Unit
Unit B103	91 Mount Hope Circle, Unit B103, Eagle, CO 81631	665	Condominium Unit
Unit B201	91 Mount Hope Circle, Unit B201, Eagle, CO 81631	1,007	Condominium Unit
Unit B202	91 Mount Hope Circle, Unit B202, Eagle, CO 81631	1,007	Condominium Unit
Unit B203	91 Mount Hope Circle, Unit B203, Eagle, CO 81631	1,073	Condominium Unit
Unit B204	91 Mount Hope Circle, Unit B204, Eagle, CO 81631	1,073	Condominium Unit
Unit B301	91 Mount Hope Circle, Unit B301, Eagle, CO 81631	1,005	Condominium Unit
Unit B302	91 Mount Hope Circle, Unit B302, Eagle, CO 81631	1,006	Condominium Unit
Unit B303	91 Mount Hope Circle, Unit B303, Eagle, CO 81631	1,073	Condominium Unit
Unit B304	91 Mount Hope Circle, Unit B304, Eagle, CO 81631	1,073	Condominium Unit

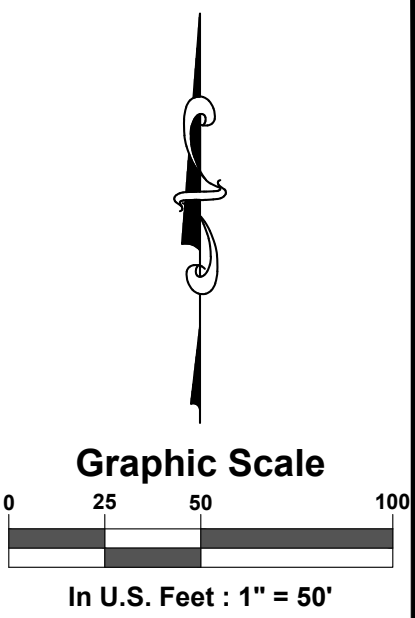
1. The purpose of this Final Plat and Condominium Map of 7 Hermits Condominiums – Filing 3 is to establish the condominium property boundaries, Expansion Property, Units, Limited Common Elements and General Common Elements that are within the Property as those terms are defined in the Declaration.
2. 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 3/4" 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 RMF-2A bearing S50°13'35"E a distance of 1372.50 feet from said Corner 2 of Tract 38.
3. Survey date: February, March, April, May, June 2024.
4. Units of linear measurements are scheduled in US Survey Feet.
5. Vertical Information:

Datum: Elevation information shown hereon is based upon GPS observations utilizing OPUS, Geoid 12B to derive the NGVD29 elevation of 6714.13' at the top of a 5/8" rebar & 1-1/4" orange plastic cap stamped LS 38182, as shown on Sheet 2.
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. Plottable matters are shown hereon. 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 have been taken from the Haymeadow Filing 1, Second Amendment, Reception Number 202214557; those depicted in the Correction to Haymeadow Filing 1, Second Amendment, Reception No. 202301503; those depicted in the Fourth Amendment, Haymeadow Filing 1, Easements of Tracts RMF-1A and RMF-2A, Reception No. 202407591; as well as the Schedule B Part 2 Exceptions recited on Title Commitment No. VB50071770-09 provided by Land Title Guarantee Company having a date of 07/09/2024. All easements of record as set forth in Schedule B, Part II of the aforementioned title commitment are shown in Part I except for the easements created by the instruments contained in the following listed Schedule B, Part II exceptions, which easements are not plottable based upon the legal descriptions set forth in the instruments creating such easements:
 - a. Exception 34: EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED FEBRUARY 23, 2023 UNDER RECEPTION NO.202302017.
 - b. Exception 37: EASEMENT RECORDED MAY 16, 2023 UNDER RECEPTION NO.202305174.
 - c. Exception 39: HOLY CROSS ENERGY UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED MARCH 28, 2024 UNDER RECEPTION NO. 202402837.
 - d. Exception 40: HOLY CROSS ENERGY UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED MARCH 18, 2024 UNDER RECEPTION NO. 202402838.
7. Flood Zone Classification; Flood Hazard Zone information: Zone X according to FIRM Map Number 08037C03930 with an effective date of December 4, 2007.

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'

In Witness Whereof, I have set my hand and seal this _____ day of _____, A.D., 2024.

Joshua L. Wilson
Colorado PLS # 38417
For, and on behalf of SGM



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Final Plat and Condominium Map of 7 Hermits Condominiums - Filing 3

REVISION	#	DATE	BY
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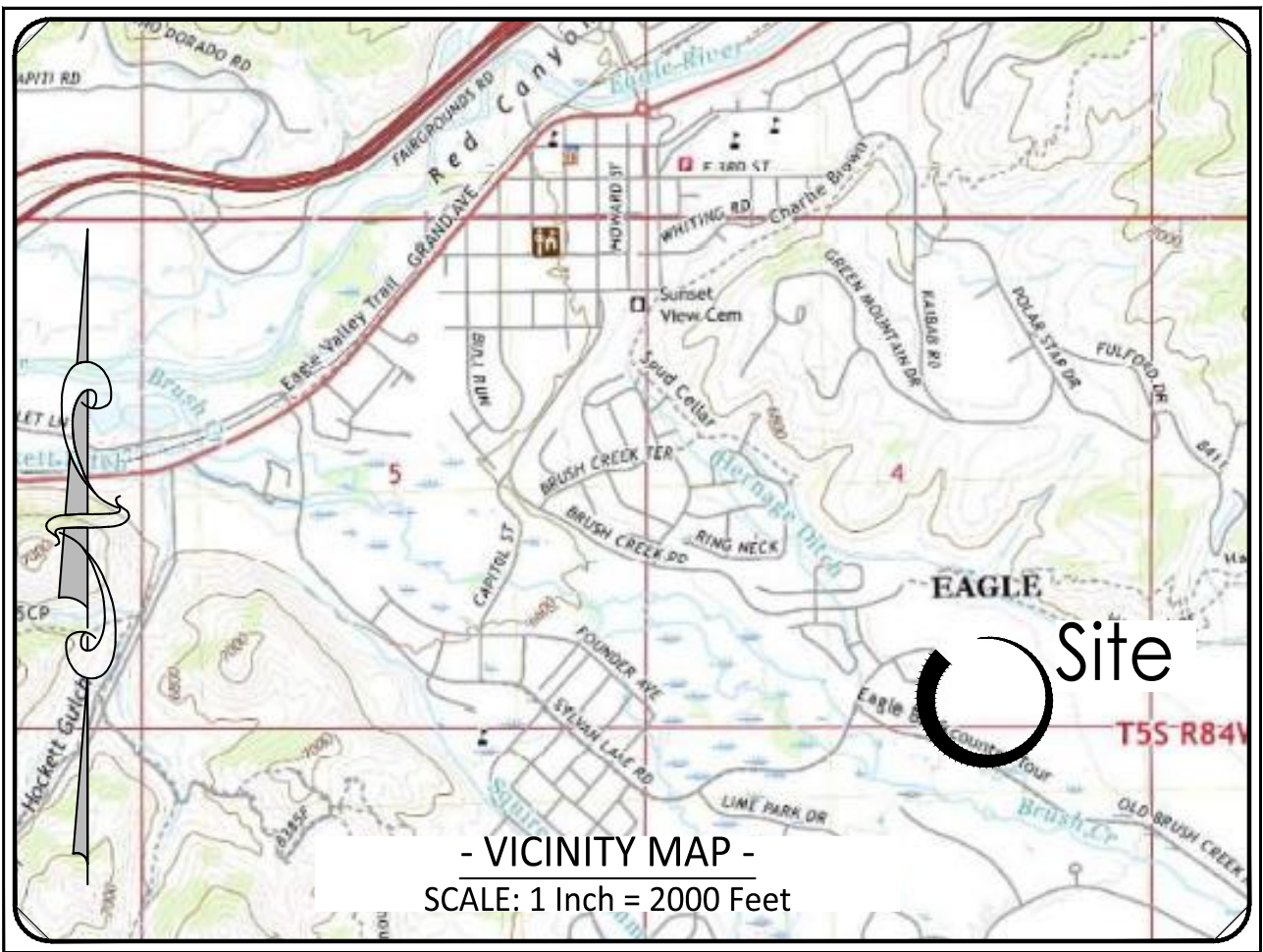
Notes: According to Colorado Law, you must commence any legal action against upon any defect in this survey within three years after you first discover the defect. If you do not discover the defect until more than three years after the date of the certification shown hereon, then you must commence any legal action against the surveyor within one year after you first discover the defect.

Job No.	2016-277.009		
Drawn by:	AO/MW/JW		
Date:	07/24/2024		
Approved:	..	PLS:	JLW
File:	7-HermitsCondo-BldgB		
Location:			

Condominium Map

Sheet No.

Df : 6



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. 202407591 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 3 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: _____

STATE OF _____)
)
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. 202303585 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: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

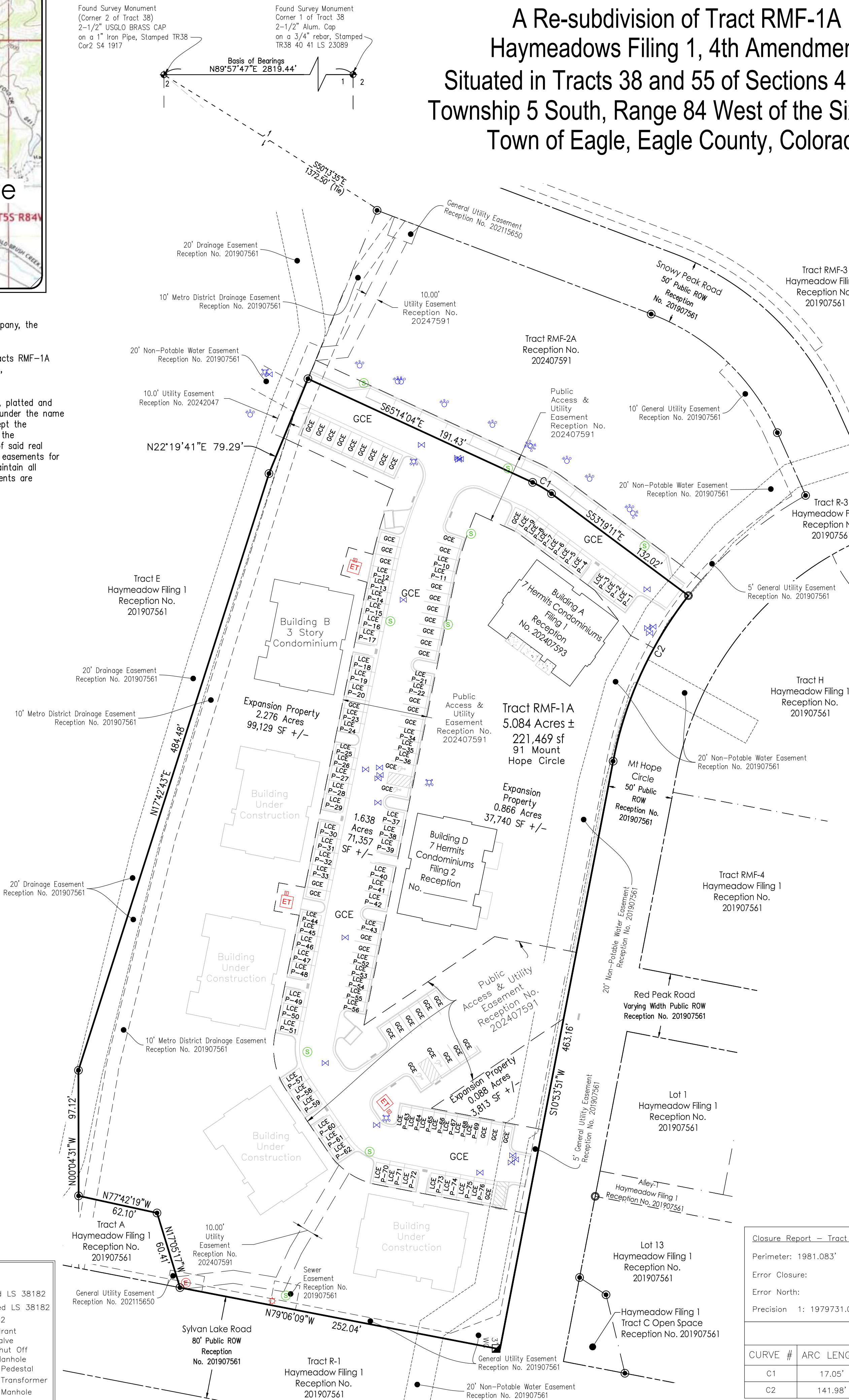
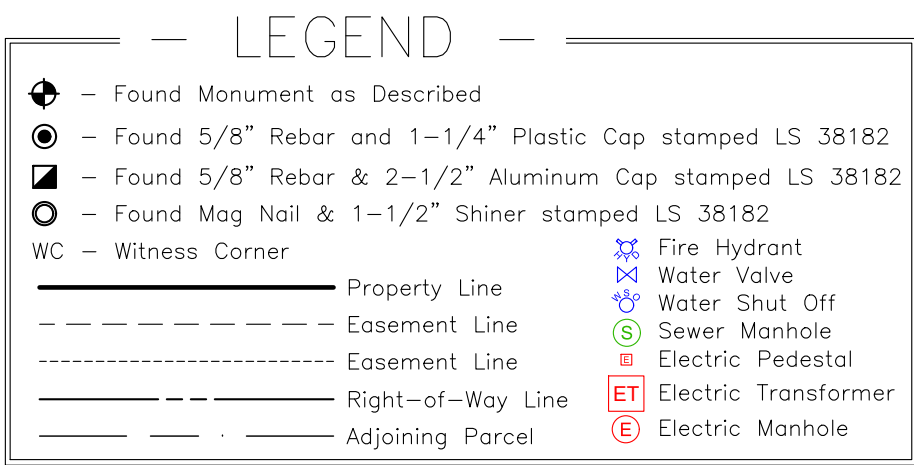
The foregoing instrument was acknowledged before me this _____ day of 20____, by _____ as _____ of ALPINE BANK, a Colorado banking corporation.

WITNESS my hand and official seal.
My commission expires:

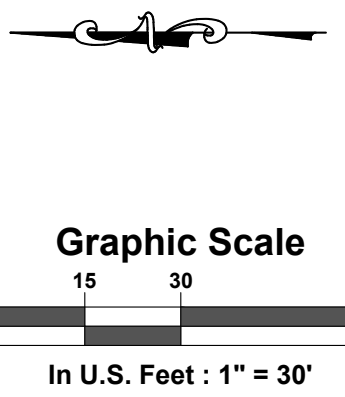
[SEAL]

NOTARY PUBLIC

OWNER'S ADDRESS
7 Hermit Condos, LLC
8250 Southwest 27th Avenue
Ocala, FL 34476



Final Plat and Condominium Map of
7 Hermits Condominiums - Filing 3
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.
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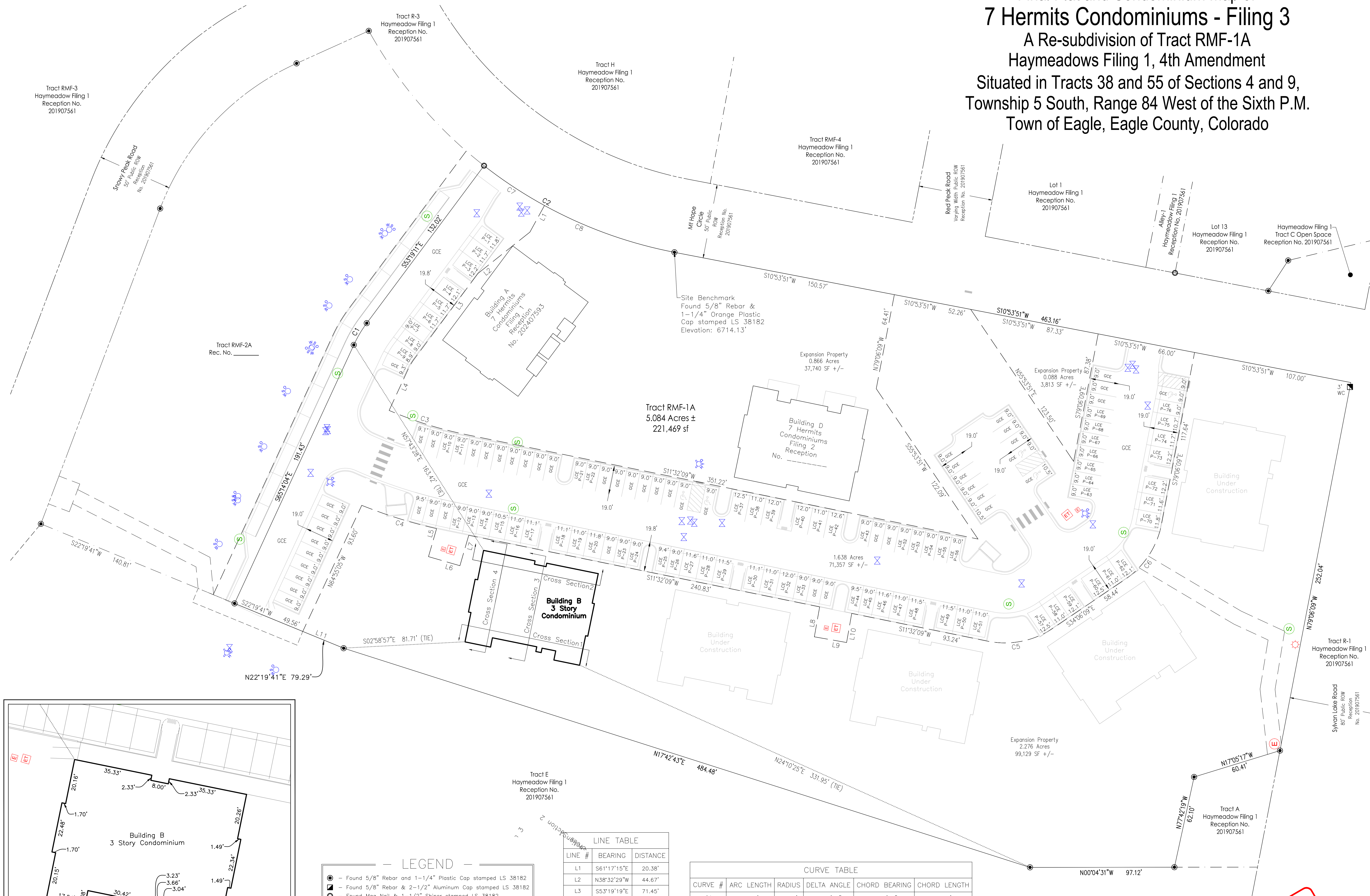
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Town of Eagle, Eagle County, Colorado

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Job No. 2016-277.003
Drawn by: AO
Date: 07/24/2024
Approved: JPLS
File: 7-HermitsCondo-BldgB
Title:

Building
Dimensional
Ties

Sheet No. 2
Of: 6

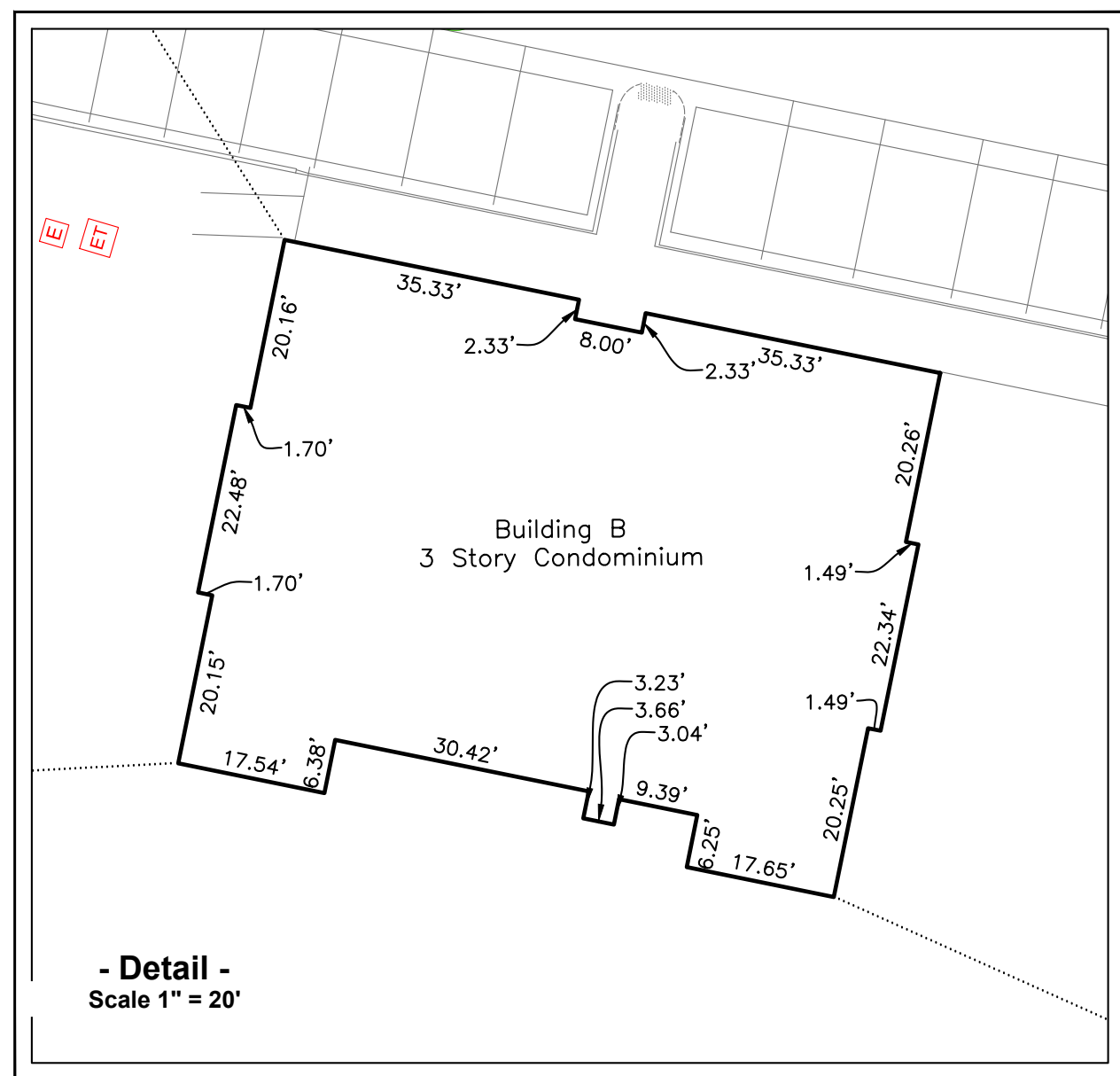


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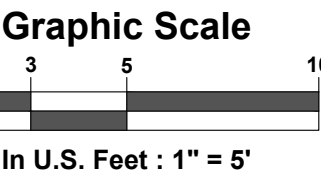
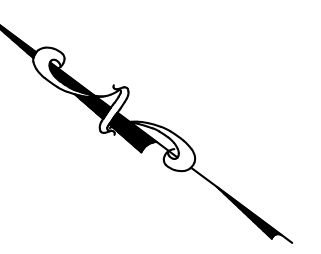
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S61°17'15"E	20.38'
L2	N38°32'29"W	44.67'
L3	S53°19'19"E	71.45'
L4	S65°14'03"E	30.07'
L5	S73°52'32"E	19.62'
L6	S16°07'28"W	22.00'
L7	S73°52'32"E	21.31'
L8	S79°57'47"E	20.43'
L9	N10°02'13"E	22.00'
L10	S79°57'47"E	19.85'
L11	S22°19'41"W	29.73'

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'
C3	54.46'	267.00'	11°41'11"	S17°22'44"W	54.36'
C4	52.76'	333.00'	9°04'38"	S17°15'44"W	52.70'
C5	46.20'	58.00'	45°38'18"	S11°17'00"E	44.99'
C6	45.55'	58.00'	45°00'00"	S56°36'09"E	44.39'
C7	48.70'	300.00'	9°18'05"	S33°21'48"W	48.65'
C8	93.28'	300.00'	17°48'54"	S19°48'18"W	92.90'

- LEGEND
- Found 5/8" Rebar and 1-1/4" Plastic Cap stamped LS 38182
 - Found 5/8" Rebar & 2-1/2" Aluminum Cap stamped LS 38182
 - Found Mag Nail & 1-1/2" Shiner stamped LS 38182
 - WC - Witness Corner
 - Property Line
 - Right-of-Way Line
 - Adjoining Parcel



Final Plat and Condominium Map of
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A Re-subdivision of Tract RMF-1A
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Situating in Tracts 38 and 55 of Sections 4 and 9,
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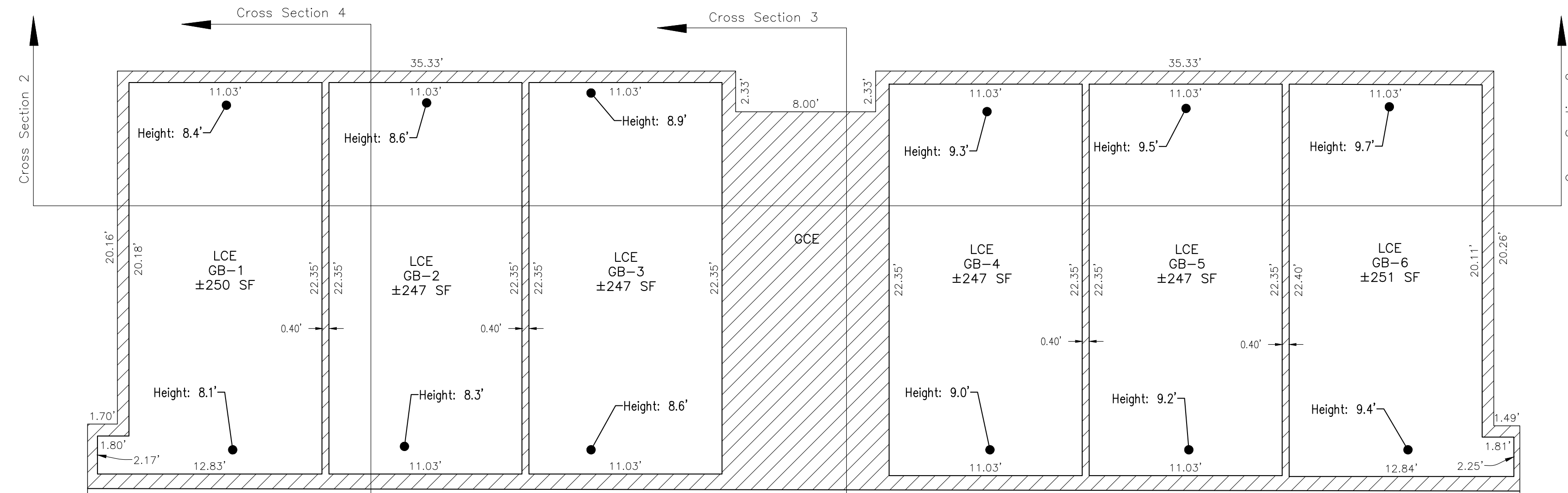
Job No. 2016-277-009
Drawn by: AO
Date: 07/24/2024
Approved: JLS
File: 7-HermitsCondo-BldgB
Location:

**Building B
Level 1
Interior Plan View**

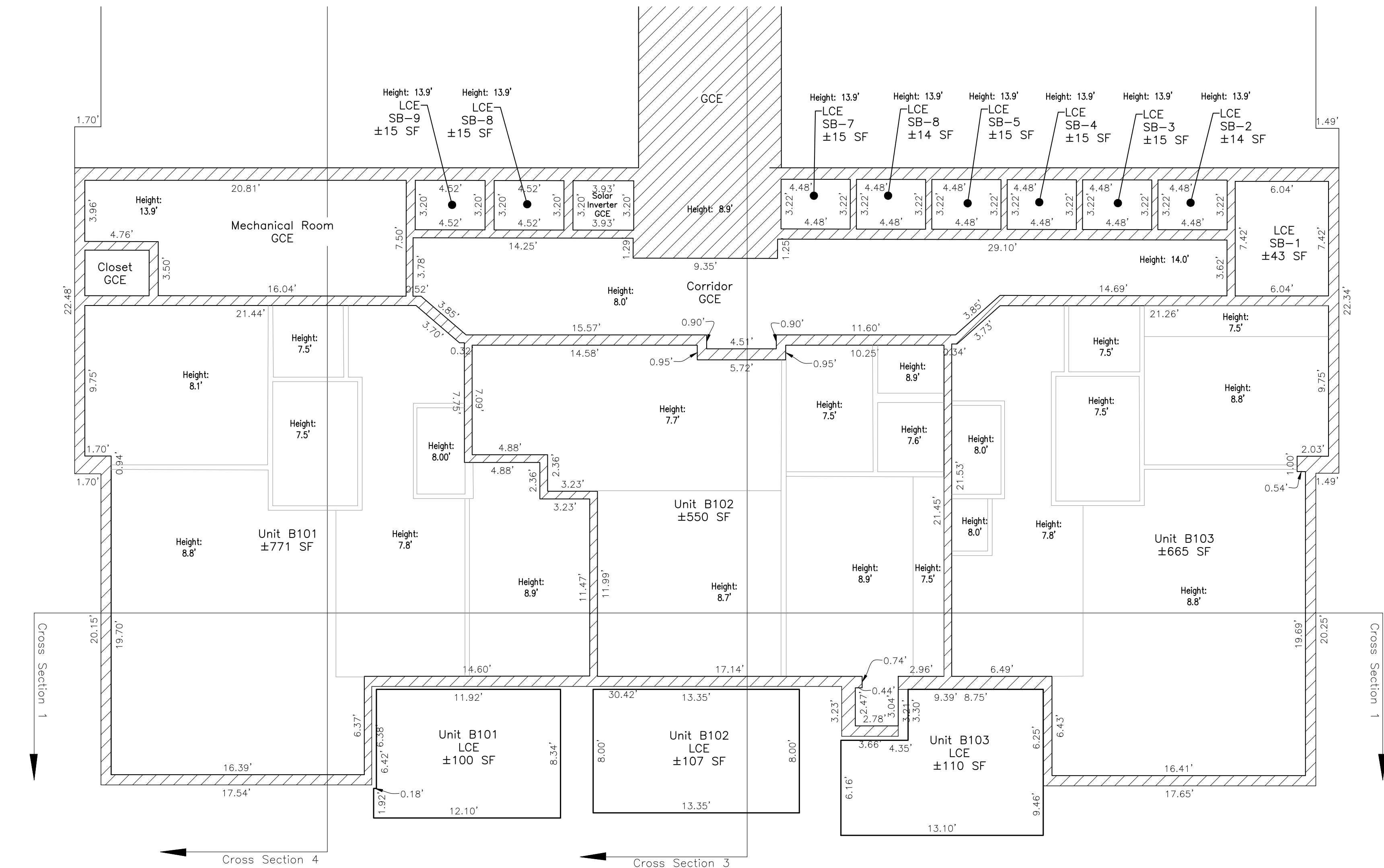
Sheet No.

3

Of: 6



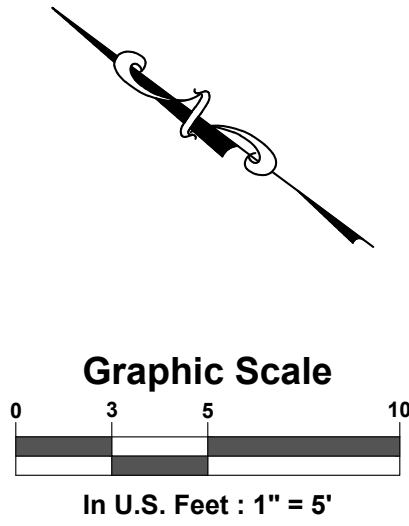
Building B
Level 1.2



Building B
Level 1

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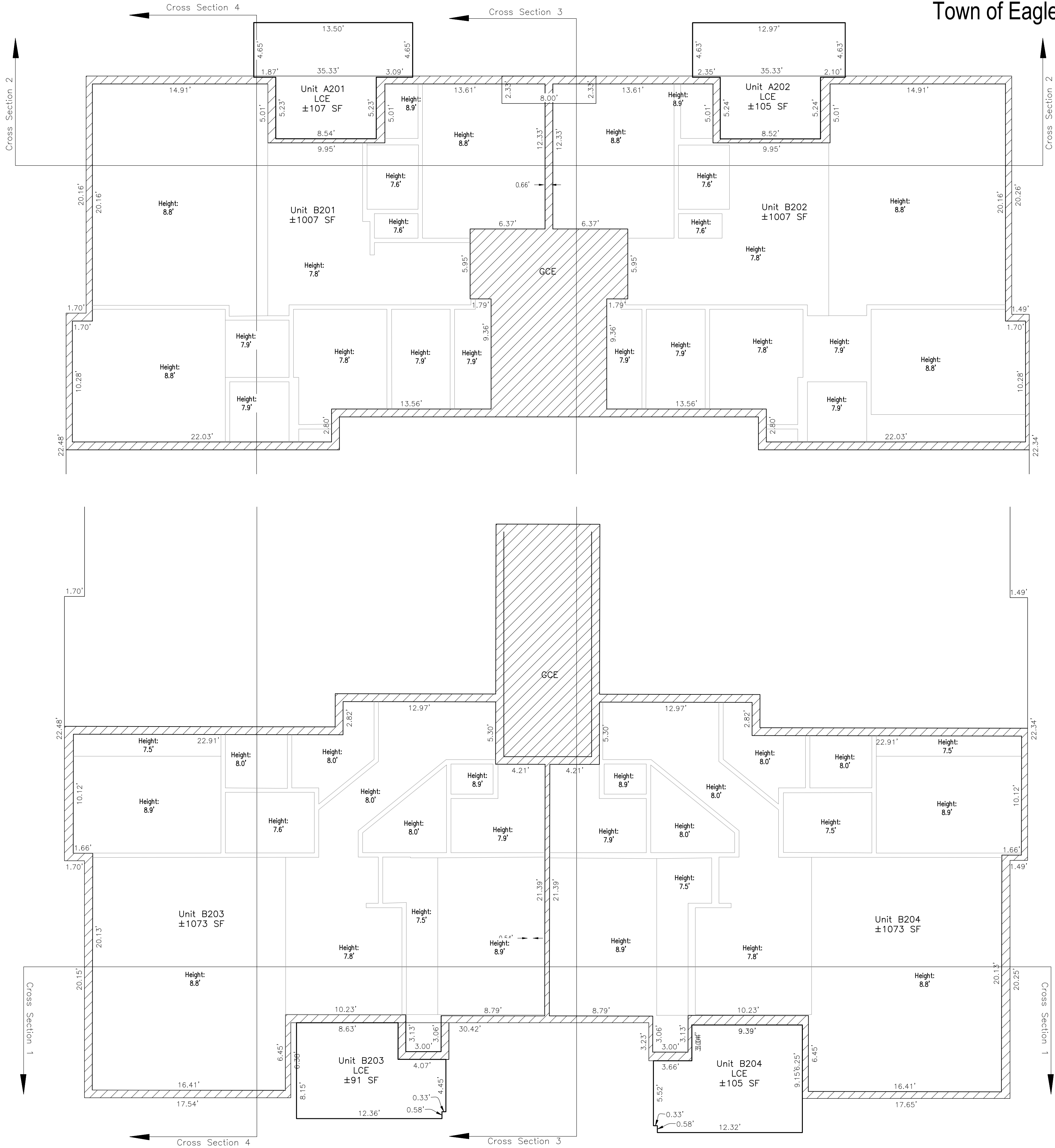
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Job No. 2016-277.009
Drawn by: AO
Date: 07/24/2024
Approved: JLS
File: 7-HermitsCondo-BldgB
Location:

**Building B
Level 2
Interior Plan View**

Sheet No. **4**
Of: 6

— LEGEND —
LCE — Limited Common Element
GCE — General Common Element
— General Common Element (GCE)

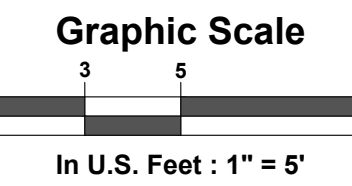
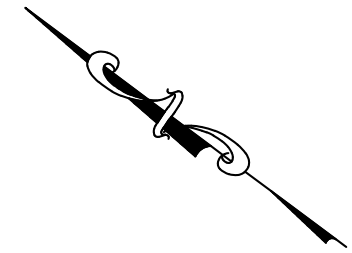


Building B
Level 2.2

Building B
Level 2.1

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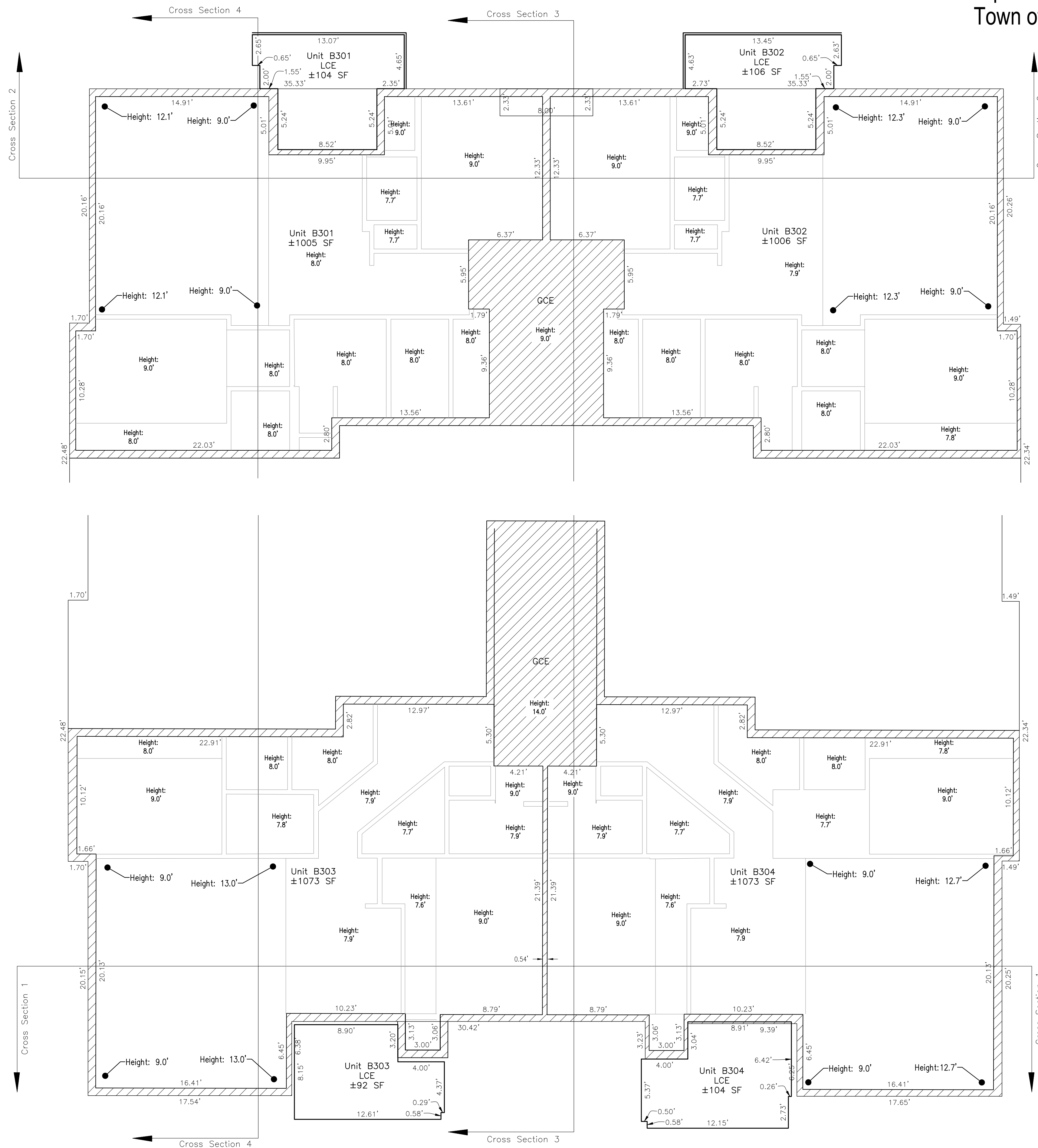
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Job No. 2016-277.009
Drawn by: AO
Date: 07/24/2024
Approved: JLS
File: 7-HermitsCondo-BldgB
Location:

**Building B
Level 3
Interior Plan View**

Sheet No. **5**
Of: 6

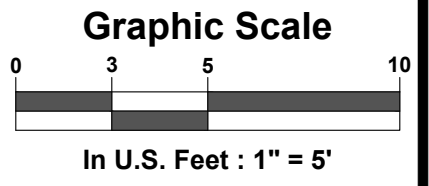


— LEGEND —

LCE — Limited Common Element
GCE — General Common Element
— General Common Element (GCE)

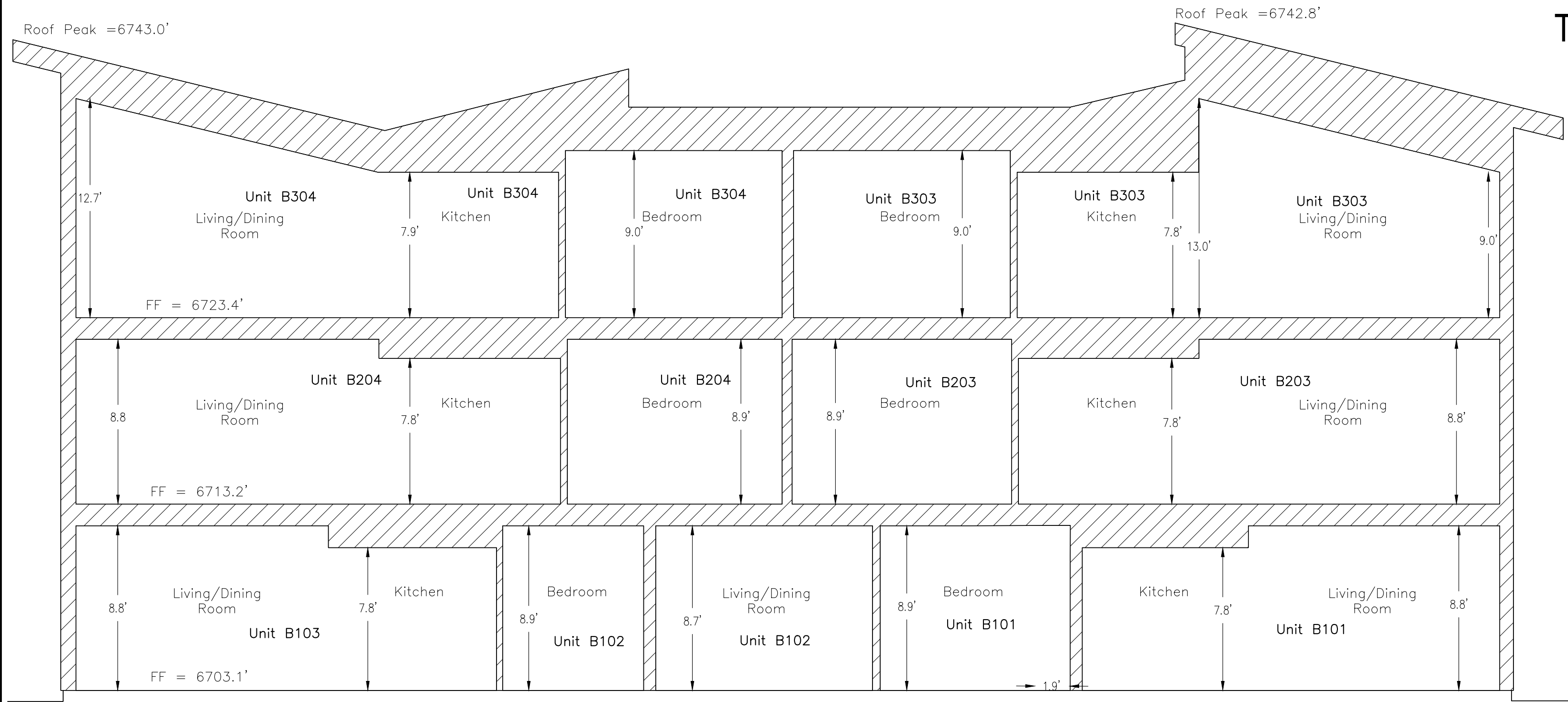
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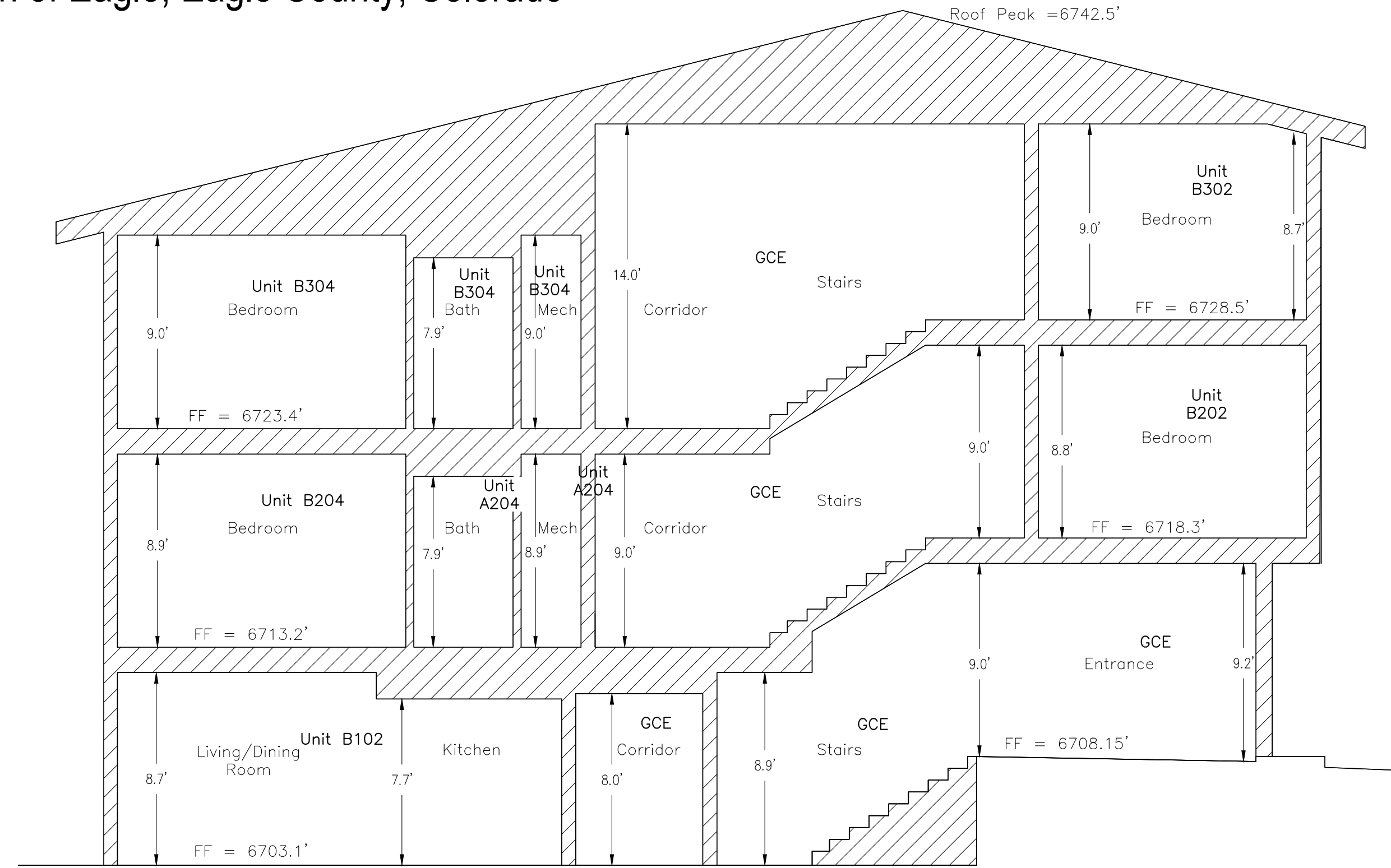


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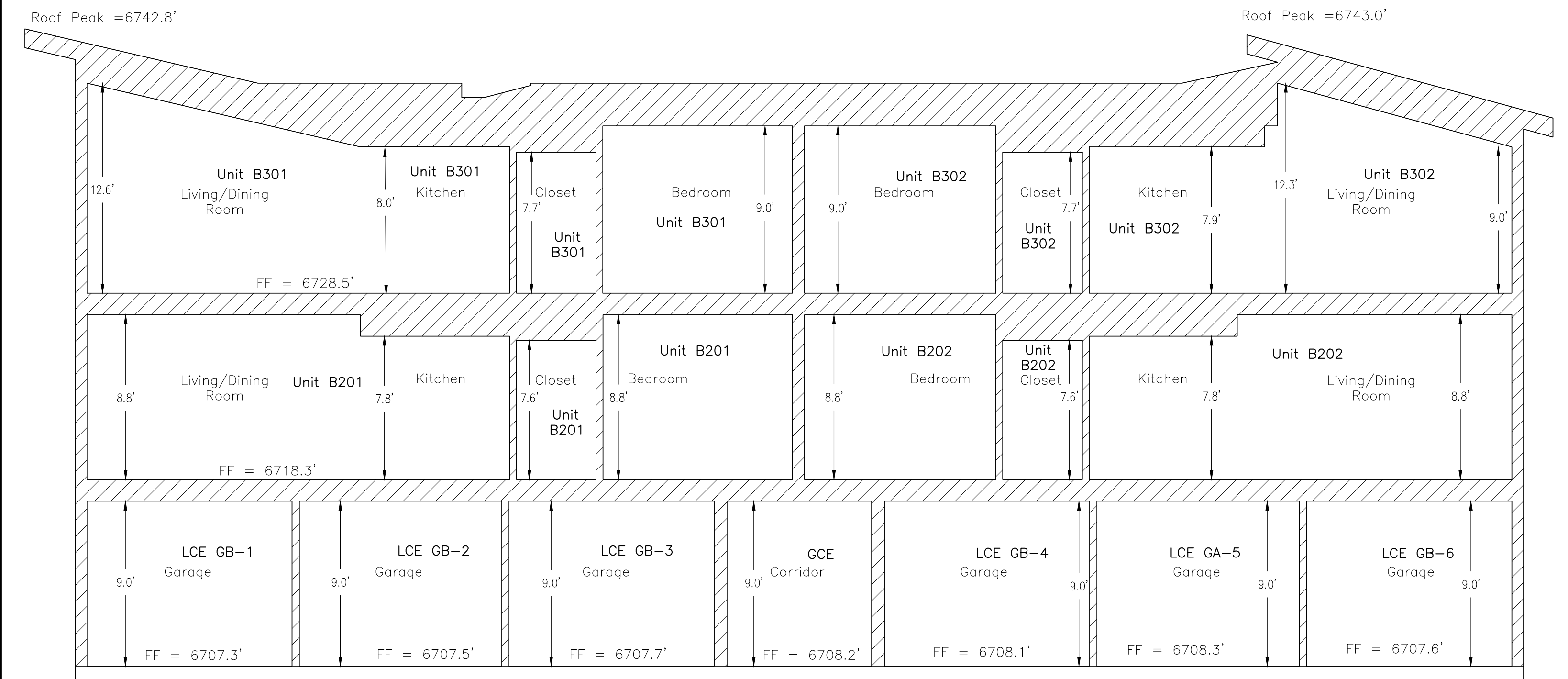
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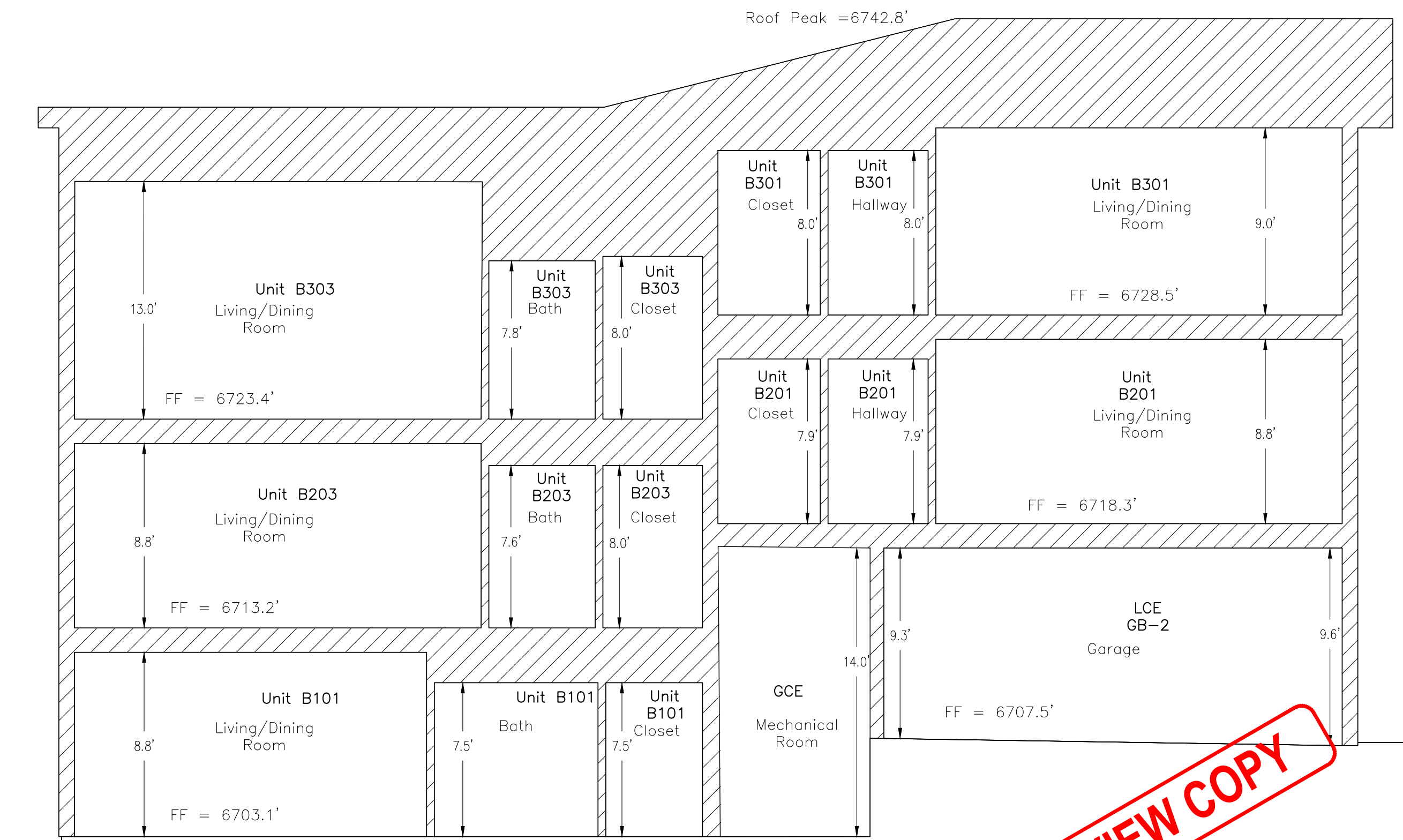
Building B
Cross Section 1



Building B
Cross Section 3

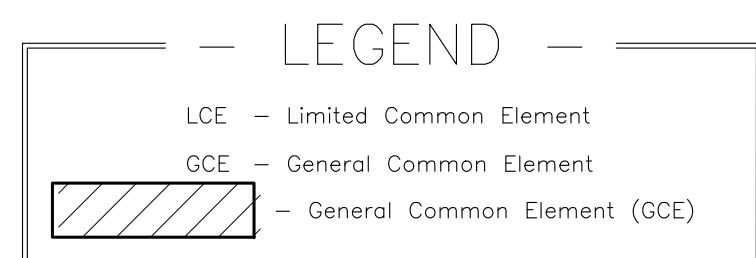


Building B
Cross Section 2



Building B
Cross Section 4

FF - Finished Floor Elevation



Revision	Date	By
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Job No. 2016-277-009
Drawn by: AO
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Location:

**Building B
Cross Sections**