

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 - 3rd Supplement to Filing 1 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.

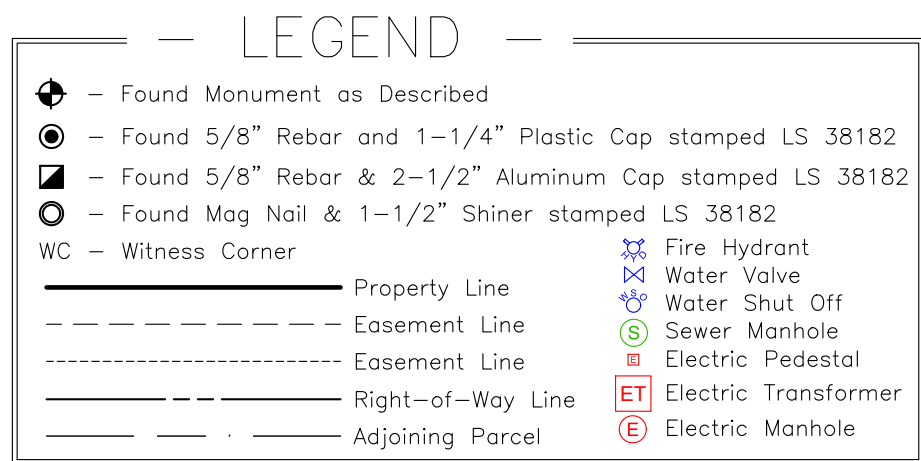
WITNESS my hand and official seal.
My commission expires: _____

[SEAL]

NOTARY PUBLIC

OWNER'S ADDRESS

7 Hermit Condos, LLC
8250 Southwest 27th Avenue
Ocala, FL 34476



Found Survey Monument
(Corner 2 of Tract 38)
2-1/2" USGLD BRASS CAP
on a 1" iron Pipe, Stamped TR38
Cor2 S4 1917

Found Survey Monument
Corner 1 of Tract 38
2-1/2" Alum. Cap
on a 3/4" rebar, Stamped
TR38 40 41 LS 23089

Basis of Bearings
N89°57'47"E 2819.44'

S50°13'35"E 1372.50'

20' Drainage Easement
Reception No. 201907561

10' Metro District Drainage Easement
Reception No. 201907561

20' Non-Potable Water Easement
Reception No. 201907561

10.0' Utility Easement
Reception No. 202402047

10' General Utility Easement
Reception No. 201907561

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Final Plat and Condominium Map of
7 Hermits Condominiums
3rd Supplement to Filing 1
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

Land Use Table			
Unit	Address	SF	Use
Unit C101	91 Mount Hope Circle, Unit D101, Eagle, CO 81631	765	Condominium Unit
Unit C102	91 Mount Hope Circle, Unit D102, Eagle, CO 81631	537	Condominium Unit
Unit C103	91 Mount Hope Circle, Unit D102, Eagle, CO 81631	664	Condominium Unit
Unit C201	91 Mount Hope Circle, Unit D201, Eagle, CO 81631	892	Condominium Unit
Unit C202	91 Mount Hope Circle, Unit D202, Eagle, CO 81631	892	Condominium Unit
Unit C203	91 Mount Hope Circle, Unit D203, Eagle, CO 81631	1,030	Condominium Unit
Unit C204	91 Mount Hope Circle, Unit D204, Eagle, CO 81631	1,030	Condominium Unit
Unit C301	91 Mount Hope Circle, Unit D301, Eagle, CO 81631	892	Condominium Unit
Unit C302	91 Mount Hope Circle, Unit D302, Eagle, CO 81631	892	Condominium Unit
Unit C303	91 Mount Hope Circle, Unit D303, Eagle, CO 81631	1,030	Condominium Unit
Unit C304	91 Mount Hope Circle, Unit D304, Eagle, CO 81631	1,029	Condominium Unit

TOWN COUNCIL CERTIFICATE

This map of 7 Hermits Condominiums - 3rd Supplement to 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 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: _____
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 - 3rd Supplement to 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 - 3rd Supplement to 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

_____ does hereby certify that it has examined the title to all lands shown on this map of 7 Hermits Condominiums - 3rd Supplement to 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'

NOTES:

1. The purpose of this Final Plat and Condominium Map of 7 Hermits Condominiums - 3rd Supplement to Filing 1 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" USGLD 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 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 displayed 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 has 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 ABC50070833-6 provided by Land Title Guarantee Company having a date of 07/12/2024. All easements of record as set forth in Schedule B, Part II of the aforementioned title commitment are shown in this Plat 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 40: EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED FEBRUARY 23, 2023 UNDER RECEPTION NO. 202302187.
b. Exception 45: 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 08037C0393D with an effective date of December 4, 2007.

8. All Tracts located within this map of 7 Hermits Condominiums - 3rd Supplement to 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. Abbreviations: Aluminum = Alum.; Angle Point = AP; Center line = CL; Diameter= dia.; Land Surveyor = LS; Limited Common Element = LCE; General Common Element = GCE; Metropolitan = Metro; Mechanical = Mech; Public Land Survey System = PLSS; Principal Meridian = P.M.; Reception Number = Reception No. or Rec.No. or Rec.; Right of Way = ROW; Tract = TR; Utility Easement = EU; United States Government Land Office = USGLO; Square Feet = S.F.; Garage Building D = GB; Storage Building D = SD; Parking = P

10. The property and improvements shown on this Condominium Map are subject to that certain Condominium Declaration for 7 Hermits Condominiums recorded July 10, 2024 at Reception No. 202407594, Eagle County, Colorado (as amended and supplemented from time to time, the "Declaration"). Capitalized terms used in this Condominium Map without further specific definition have the meanings given to them in the Declaration.

11. This Condominium Map and the Declaration may be supplemented and expanded by the addition of any portion of the Expansion Property as depicted hereon and as defined in the Declaration pursuant to rights reserved in the Declaration.

12. Parcel dimensions shown hereon reflect both record and measured bearings and distances.

SURVEYOR'S CERTIFICATE

I, Joshua L. Wilson, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this condominium map is a true, correct and complete map of 7 Hermits Condominiums - 3rd Supplement to Filing 1, as laid out, dedicated and shown hereon, that such map was made from an accurate survey of said property by me and under my supervision and accurately shows the location and dimensions of the lots, easements and rights of way of said map as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such map is based upon the professional land surveyor's knowledge, information and belief, that such map has been prepared in accordance with applicable standards of practice, and that such map is not

**Final Plat and Condominium Map of
77 Hermits Condominiums
3rd Supplement to Filing 1
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, 6th P.M.
Town of Eagle, Eagle County, Colorado**

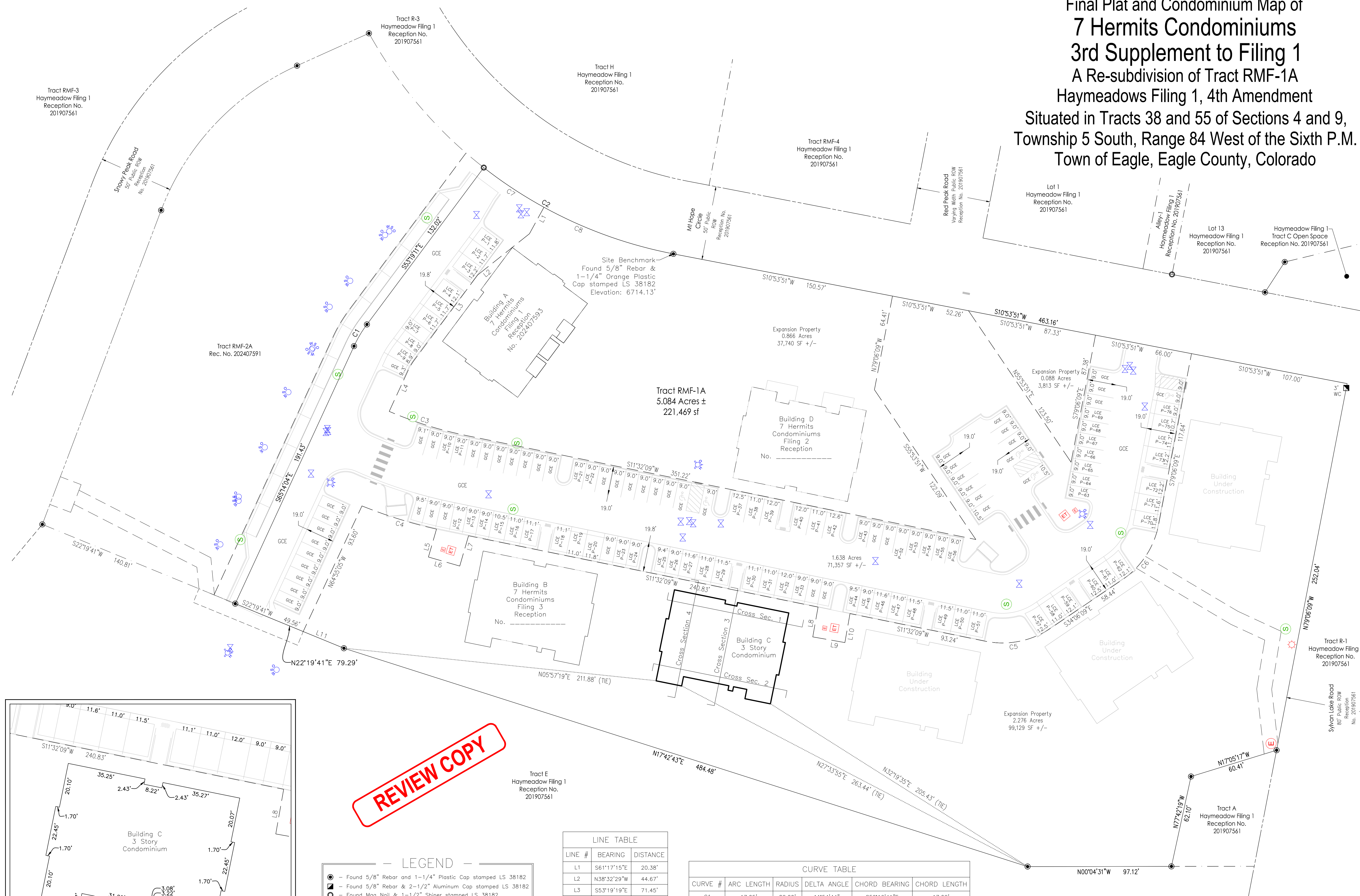
#	Revision	Date
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Job No.	2016-277.003
Drawn by:	AO
Date:	08/02/2024
Approved:	.. PLS: JLW
File: 7-HermitsCondo-BldgC Pages1_2	
Title:	

Building Dimensional Ties

Sheet No. _____

Of: 6

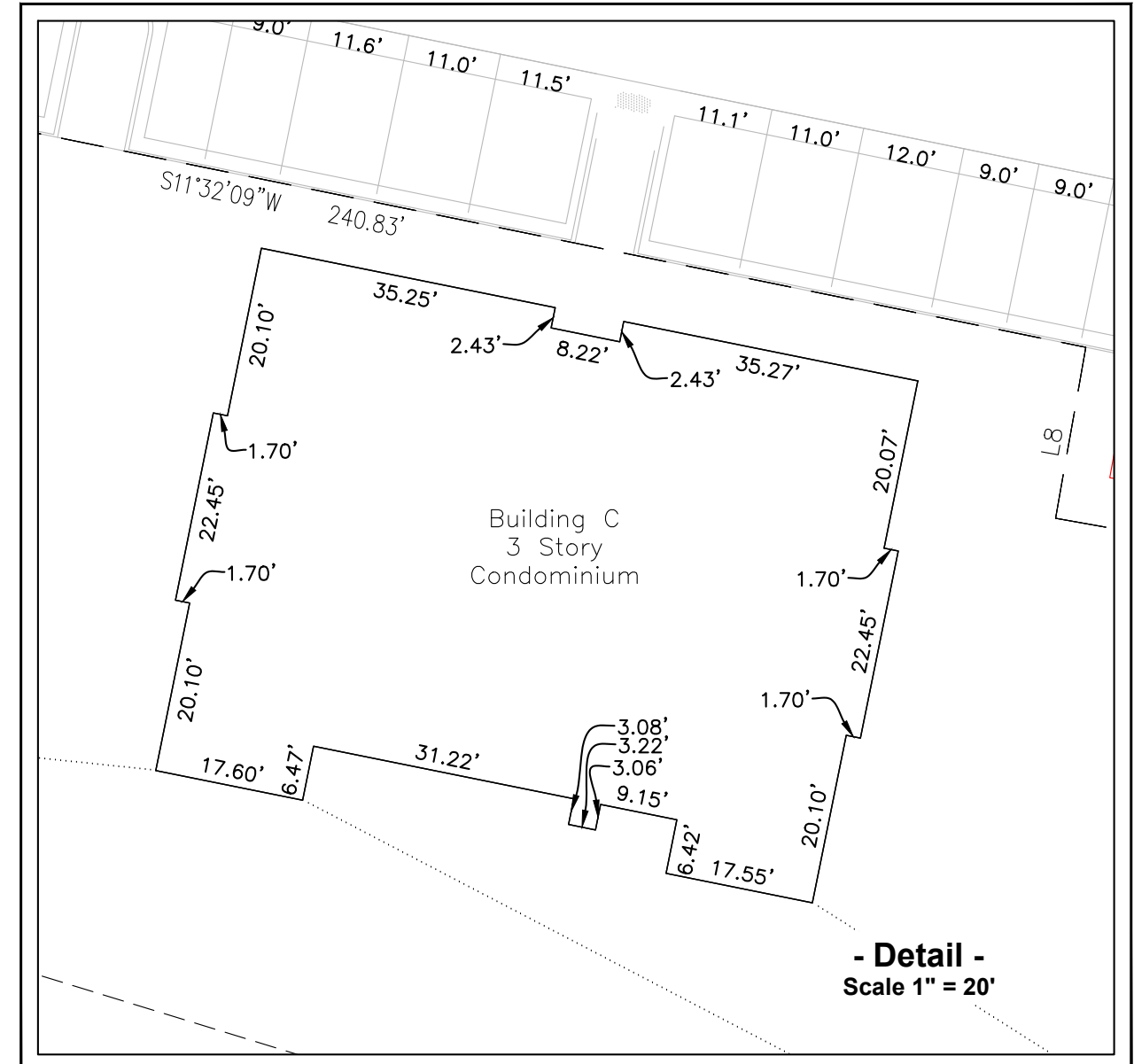


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S61°11'15"E	20.38'
L2	N38°32'29"W	44.67'
L3	S53°19'19"E	71.45'
L4	S65°14'03"E	30.07'
L5	S73°52'32"E	19.62'
L6	S16°07'28"W	22.00'
L7	S73°52'32"E	21.31'
L8	S79°57'47"E	20.43'
L9	N10°02'13"E	22.00'
L10	S79°57'47"E	19.85'
L11	S22°19'41"W	29.73'

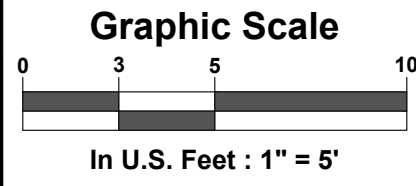
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C2	141.98'	300.00'	27°06'59"	S24°27'21"W	140.66'
C3	54.46'	267.00'	11°14'11"	S17°22'44"W	54.36'
C4	52.76'	333.00'	9°04'38"	S17°15'44"W	52.70'
C5	46.20'	58.00'	45°38'18"	S11°17'00"E	44.99'
C6	45.55'	58.00'	45°00'00"	S56°36'09"E	44.39'
C7	48.70'	300.00'	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 Mog 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
7 Hermits Condominiums
3rd Supplement to Filing 1
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



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

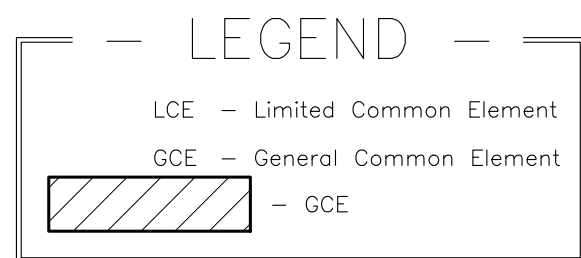
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Haymeadows Filing 1, 4th Amendment
Situated in Tracts 38 and 55 of Sections 4 and 9
Township 5 South, Range 84 West 6th P.M.
Town of Eagle, Eagle County, Colorado

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Job No. 2016-277-001
Drawn by: JLW
Date: 08/02/2024
Approved: PLS: JLW
File: 7-HermitsCondo-BldgC Pages 3-6
Location:

Building C
Level 1
Interior Plan View

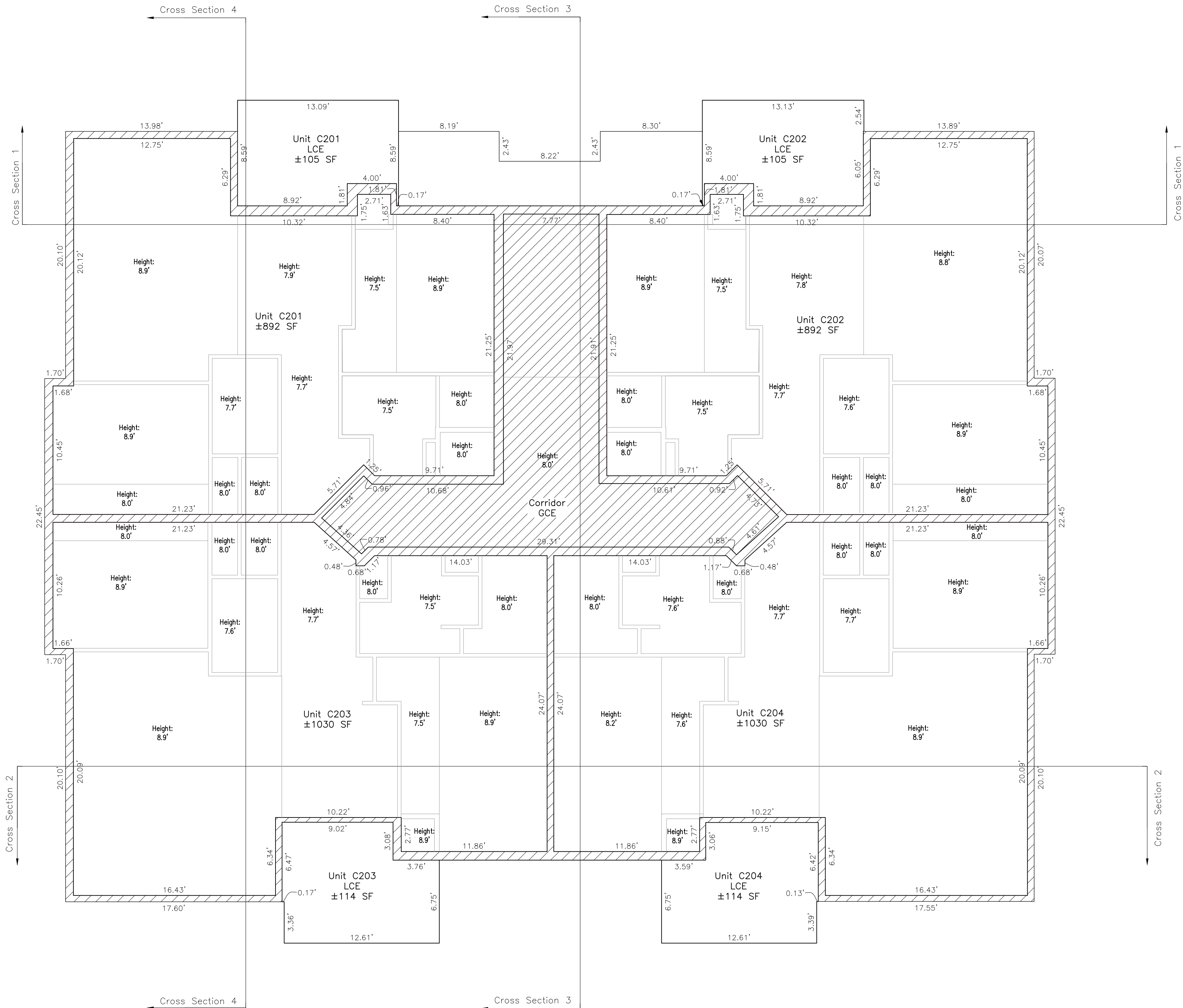
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Of: 6



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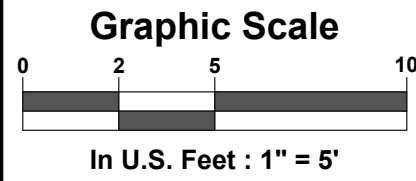
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Final Plat and Condominium Map of
7 Hermits Condominiums
3rd Supplement to Filing 1
A Re-subdivision of Tract RMF-1A
Haymeadows Filing 1, 4th Amendment
Situated in Tracts 38 and 55 of Sections 4 and 9,
Township 5 South, Range 84 West of the Sixth P.M.
Town of Eagle, Eagle County, Colorado



— LEGEND —

LCE — Limited Common Element
GCE — General Common Element
— GCE



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

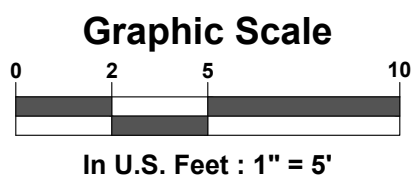
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Job No. 2016-277-001
Drawn by: JLW
Date: 08/02/2024
Approved: J PLS: JLW
File: 7-HermitsCondo-BldgC Pages 3-6
Location:

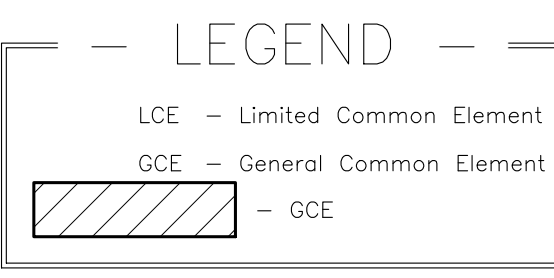
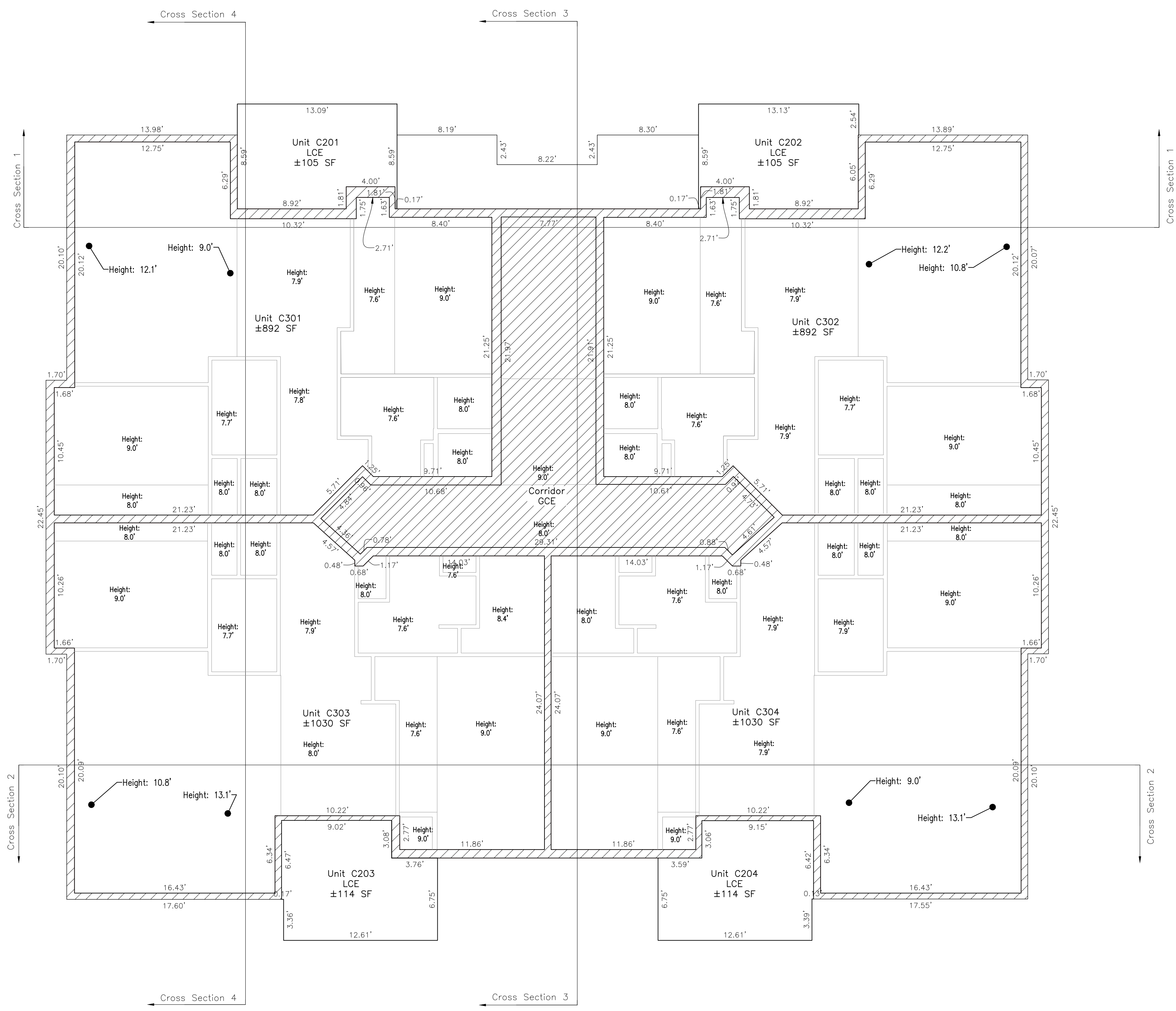
Building C
Level 2
Interior Plan View

Final Plat and Condominium Map of
7 Hermits Condominiums
3rd Supplement to Filing 1
A Re-subdivision of Tract RMF-1A
Haymeadows Filing 1, 4th Amendment
Sited 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



SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
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Final Plat and Condominium Map of
7 Hermits Condominiums
3rd Supplement to Filing 1
Re-subdivision of Tract RMF-1A
Haymeadows Filing 1, 4th Amendment
Sited in Tracts 38 and 55 of Sections 4 and 9
Township 5 South, Range 84 West 6th P.M.
Town of Eagle, Eagle County, Colorado



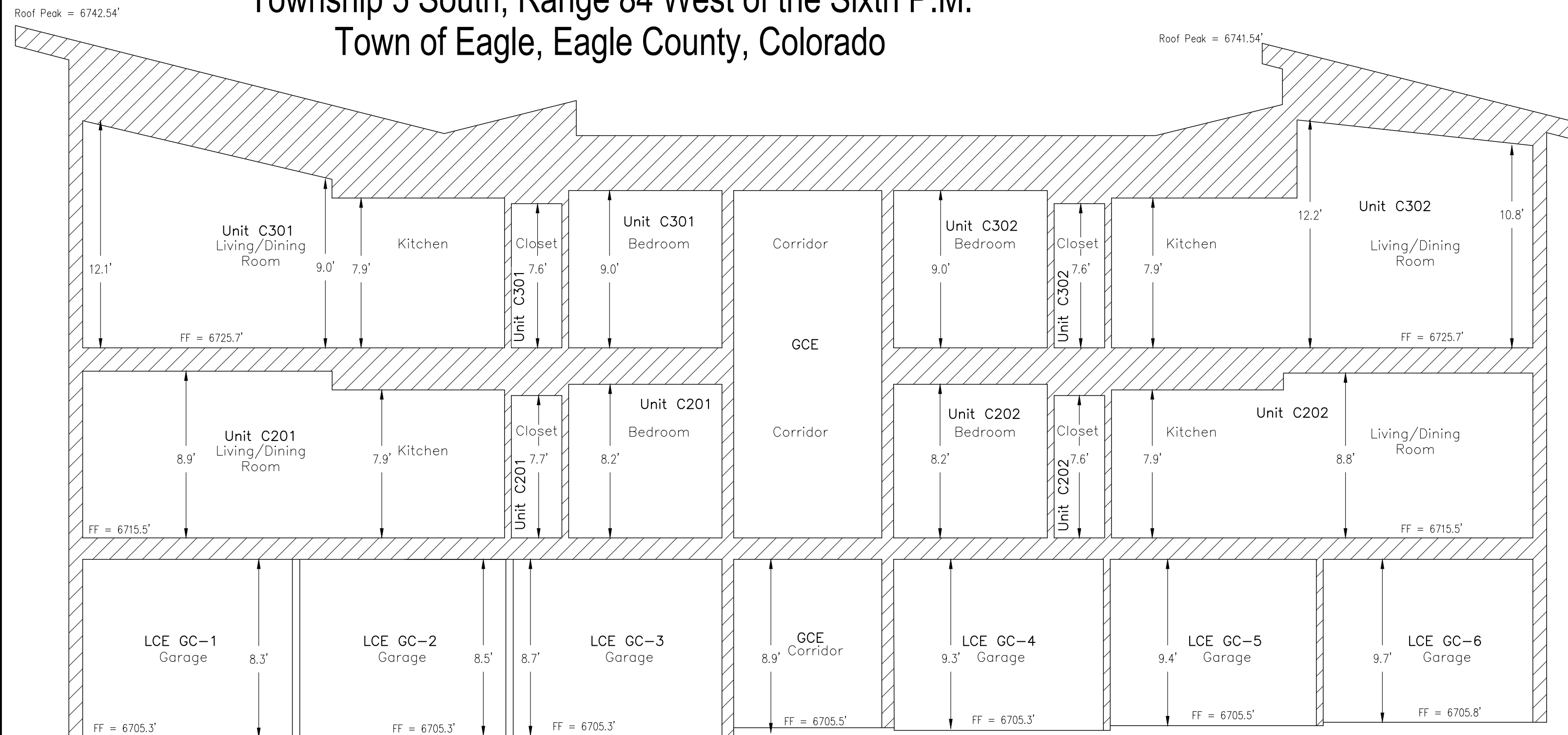
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Revision	Date	By
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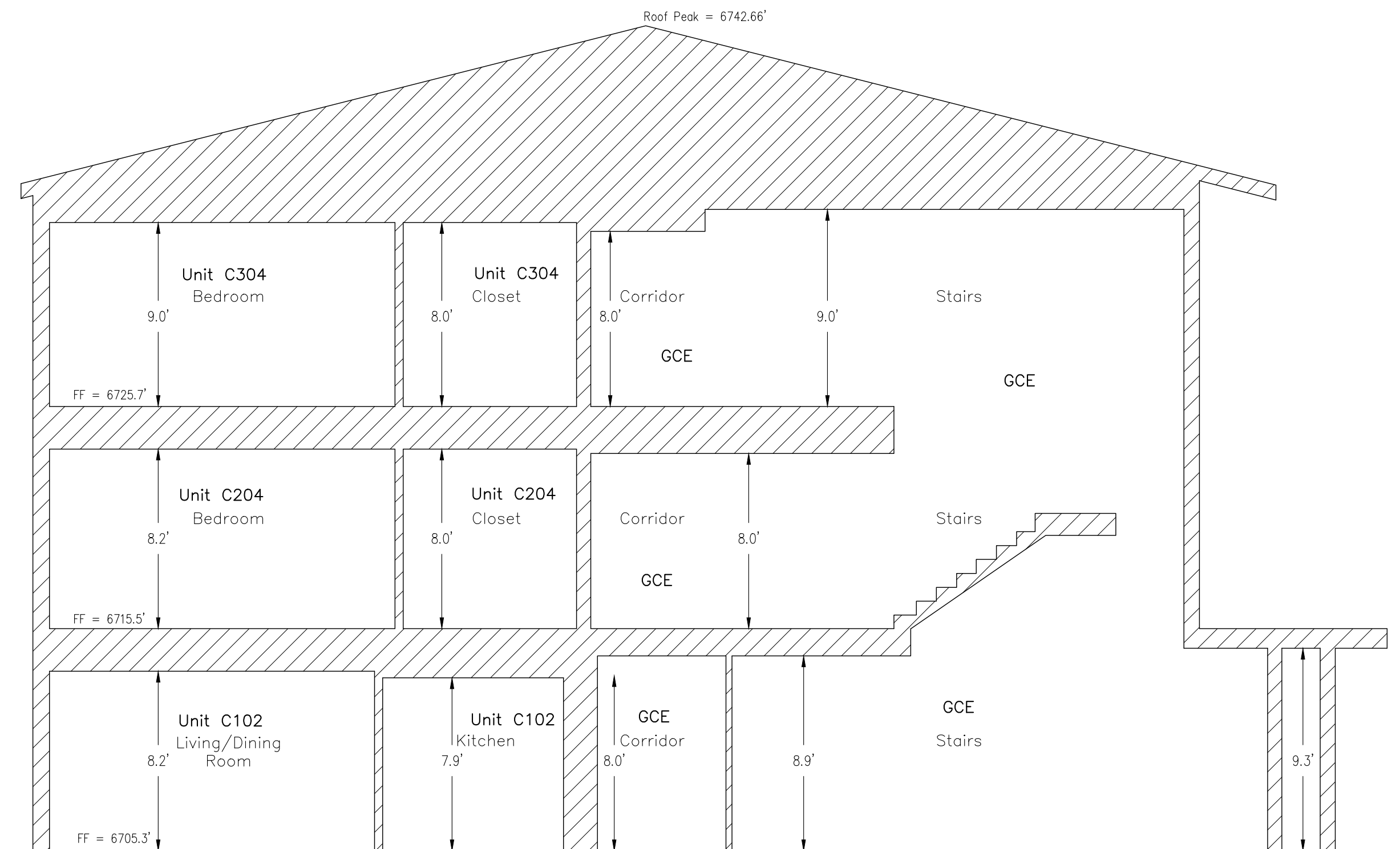
Job No. 2016-277-001
Drawn by: JLW
Date: 08/02/2024
Approved: JLS PLS: JLW
File: 7-HermitsCondo-BldgC Pages 3-6
Location:

Building C
Level 3
Interior Plan View

Final Plat and Condominium Map of
7 Hermits Condominiums
3rd Supplement to Filing 1
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



Building C
Cross Section 1



Building C
Cross Section 3

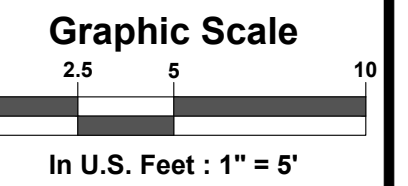
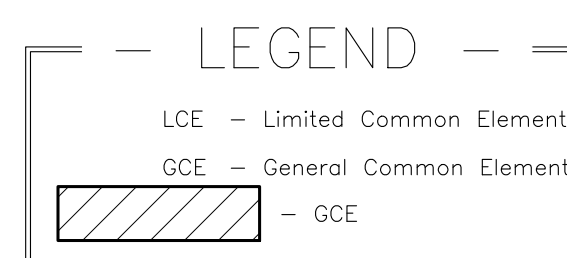


Building C
Cross Section 2



Building C
Cross Section 4

FF – Finished Floor Elevation



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3rd Supplement to Filing 1
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, 6th P.M.
Town of Eagle, Eagle County, Colorado

Revision	Date	By
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Job No. 2016-277-009
Drawn by: MEW
Date: 08/02/2024
Approved: JPL
File: 7-HermitsCondo-BldgC Pages 3-6
Location:

Building C
Cross Sections

Sheet No. 6
Of: 6

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