

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

TOWN COUNCIL CERTIFICATE

This map of Final Plat and Condominium Map of 7 Hermits Condominiums – Filing 6, 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 by the Town of Eagle. The Town of Eagle is not required to make any improvements to 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: _____
_____, Town Clerk

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This map of Final Plat and Condominium Map of 7 Hermita Condominiums Filing 6, 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

TITLE CERTIFICATE

_____ does hereby certify that it has examined the title to all lands shown on this map of Final Plat and Condominium Map of 7 Hermits Condominiums – Filing 6 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

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 Final Plat and Condominium Map of 7 Hermitas Condominiums – Filing 6, as laid out, dedicated and shown herein, that I am a duly qualified and licensed Professional Land Surveyor of said property by me and under my supervision and control, that the map 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 a guaranty or warranty, either expressed or implied.

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 St

LEGEND

- Found Monument as Described
- 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 – Wilness Corner

———— Property Line ----- Easement Line ----- Easement Line ----- Right-of-Way Line ----- Adjoining Parcel	🔥 Fire Hydrant 💧 Water Valve 🔧 Water Shut Off 🚰 Sewer Manhole ⚡ Electric Pedestal ⚡ Electric Transformer ⚡ Electric Manhole
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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:

- The purpose of this Final Plat and Condominium Map of 7 Hermits Condominiums – Filing 6 (this "Supplemental Map") is to establish the condominium property boundaries, Expansion Property, Units, Limited Common Elements and General Common Elements for Building F & Building G that are within the Property as those terms are defined in the Declaration. This Supplemental Map supplements that certain Final Plat and Condominium Map of 7 Hermits Condominiums recorded July 10, 2024 under Reception No. 202407593, that certain Final Plat and Condominium Map of 7 Hermits Condominiums – Filing 2 recorded August 28, 2024 under Reception No. 202409966, that certain Final Plat and Condominium Map of 7 Hermits Condominiums – Filing 3 recorded September 26, 2024 under Reception No. 202411332, that certain Final Plat and Condominium Map of 7 Hermits Condominiums – Filing 4 recorded October 4, 2024 under Reception No. 202411925, and that certain Final Plat and Condominium Map of 7 Hermits Condominiums – Filing 5 recorded _____ under Reception No. _____.
2. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of N89°57'47"E line between Corner 2 of Tract 38 a 2 1/2" USGLB 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, July, August 2024.
4. Units of linear measurements are displayed in US Survey Feet.
5. Verbal Information:
Datum: Elevation information shown hereon is based upon GPS observations utilizing OPUS, Geoid 12B to derive the NAVD29 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 the 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 202114557; 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 Tract RMF-1A and RMF-2A, Reception No. 202407591; as well as the Schedule B Part 2 Exceptions reflected on Title Commitment No VB50071770-14 provided by Land Title Guarantee Company having a date of 10/04/2024. 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. Reception 34: EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED FEBRUARY 23, 2023 UNDER RECEPTION NO.202302187.
- b. Reception 37: EASEMENT RECORDED MAY 16, 2023 UNDER RECEPTION NO. 202305174.
- c. Reception 39: HOLY CROSS ENERGY UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED MARCH 18, 2024 UNDER RECEPTION NO. 202402837.
- d. Reception 40: HOLY CROSS ENERGY UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED MARCH 18, 2024 UNDER RECEPTION NO. 202402838.
- e. Reception 42: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HAYMEADOW FILING 1, FOURTH AMENDMENT, A LOT LINE ADJUSTMENT OF TRACTS RMF-1A AND RMF-2A OF THE HAYMEADOW SUBDIVISION FILING 1 RECORDED JULY 10, 2024 UNDER RECEPTION NO. 202407591.
- f. Reception 44: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF 7 HERMITS CONDOMINIUMS – FILING 1, A RE-SUBDIVISION OF TRACT RMF-1A, HAYMEADOWS FILING 1, 4TH AMENDMENT RECORDED JULY 10, 2024 UNDER RECEPTION NO. 202407593.
- g. Reception 48: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON PLAT OF 7 HERMITS CONDOMINIUMS – FILING 2 RECORDED AUGUST 28, 2024 UNDER RECEPTION 202409966.
- h. Reception 50: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF 7 HERMITS CONDOMINIUMS – FILING 3 RECORDED SEPTEMBER 26, 2024 UNDER RECEPTION NO. 202411332.
- i. Reception 51: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF 7 HERMITS CONDOMINIUMS – FILING NO. 4 RECORDED OCTOBER 04, 2024 UNDER RECEPTION NO. 202411924.
7. Flood Zone Classification: Flood Hazard Zone information: Zone X according to FIRI Map Number 08037C03930 with an effective date of December 4, 2007.
8. All Tracts located within this map of Final Plat and Condominium Map of 7 Hermit Condominiums – Filing 6, 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 policy for the Haymeadow Planned Unit Development recorded at Reception No. 202114505.
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 = MCH; 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 = FT²; Garage Building = G = GF; Storage Building F = SF; Garage Building G = GG; Storage Building G = SG 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, First Amendment thereto recorded August 7, 2024 at Reception No. 202408974, and First Supplement thereto recorded August 28, 2024 at Reception No. 202409965, Second Supplement thereto recorded September 26, 2024 under Reception No. 202411332, and Third Supplement thereto recorded October 4, 2024 under Reception No. 202411925, the Fourth Supplement thereto recorded _____ under Reception No. _____, and the Fifth Supplement thereto recorded _____ under Reception No. _____ (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.

Graphic Scale

In U.S. Feet : 1" = 50'

SGM
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Glenwood Springs, CO 81601
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Final Plat and Condominium Map of 7 Hermits Condominiums - Filing 6

Re-subdivision of Tract RMF-1A

Wymeadows Filing 1, 4th Amendment
in Tracts 38 and 55 of Sections 4 and 9

Ship 5 South, Range 84 West, 6th P.M.

own of Eagle, Eagle County, Colorado

BY	DATE	REVISION
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Notice: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first receive this survey. If you do not commence any legal action within three years after you first receive this survey, you will be deemed to have accepted this survey as correct. If you find a defect in this survey, you must commence legal action within three years from the date of the certification shown hereon.

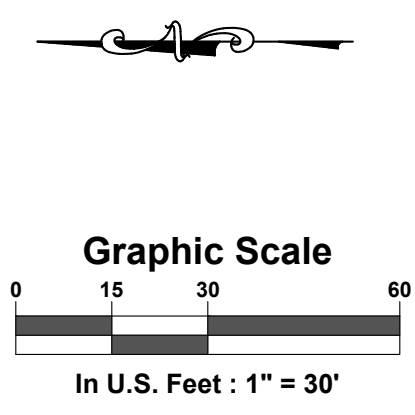
Job No. **2016-277.009**
 Drawn by: **RCJ/JLW**
 Date: **10/25/2016**
 Approved: **JLW** PLS: **10/25/2016**
 File: **7-HermitsCondo-BldgF** Pages: **2**
 Location:

Condominium Map

Sheet No.

Df: 10

Final Plat and Condominium Map of
7 Hermits Condominiums - Filing 6
A Re-subdivision of Tract RMF-1A
Haymeadows Filing 1, 4th Amendment
Situating 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



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Re-subdivision of Tract RMF-1A
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Situating 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: RC/JLW
Date: 010/25/2024
Approved: J PLS: JLW
File: 7-HermitsCondo-BldgF Pages1_2
Title:

**Building F & G
Dimensional
Ties**

Sheet No. **2**
Of: 6

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'

Tract RMF-3
Haymeadow Filing 1
Reception No.
201907561

Shady Peak Road
50' Public ROW
Reception No. 201907561

Tract RMF-2A
Rec. No. 202407591

Tract R-3
Haymeadow Filing 1
Reception No.
201907561

Tract H
Haymeadow Filing 1
Reception No.
201907561

Tract RMF-4
Haymeadow Filing 1
Reception No.
201907561

Lot 1
Haymeadow Filing 1
Reception No.
201907561

Lot 13
Haymeadow Filing 1
Reception No.
201907561

Haymeadow Filing 1
Tract C Open Space
Reception No. 201907561

Site Benchmark
Found 5/8" Rebar &
1-1/4" Orange Plastic
Cap stamped LS 38182
Elevation: 6714.13'

Tract RMF-1A
5.084 Acres ±
221,469 sf

Building D
7 Hermits
Condominiums
Filing 2
Reception
No. 202409966

Building B
7 Hermits
Condominiums
Filing 3
Reception
No. 202411332

Building C
7 Hermits
Condominiums
Filing 4
Reception
No. 202411924

Building E
7 Hermits
Condominiums
Filing 4
Reception
No.

Building F
3 Story
Condominium

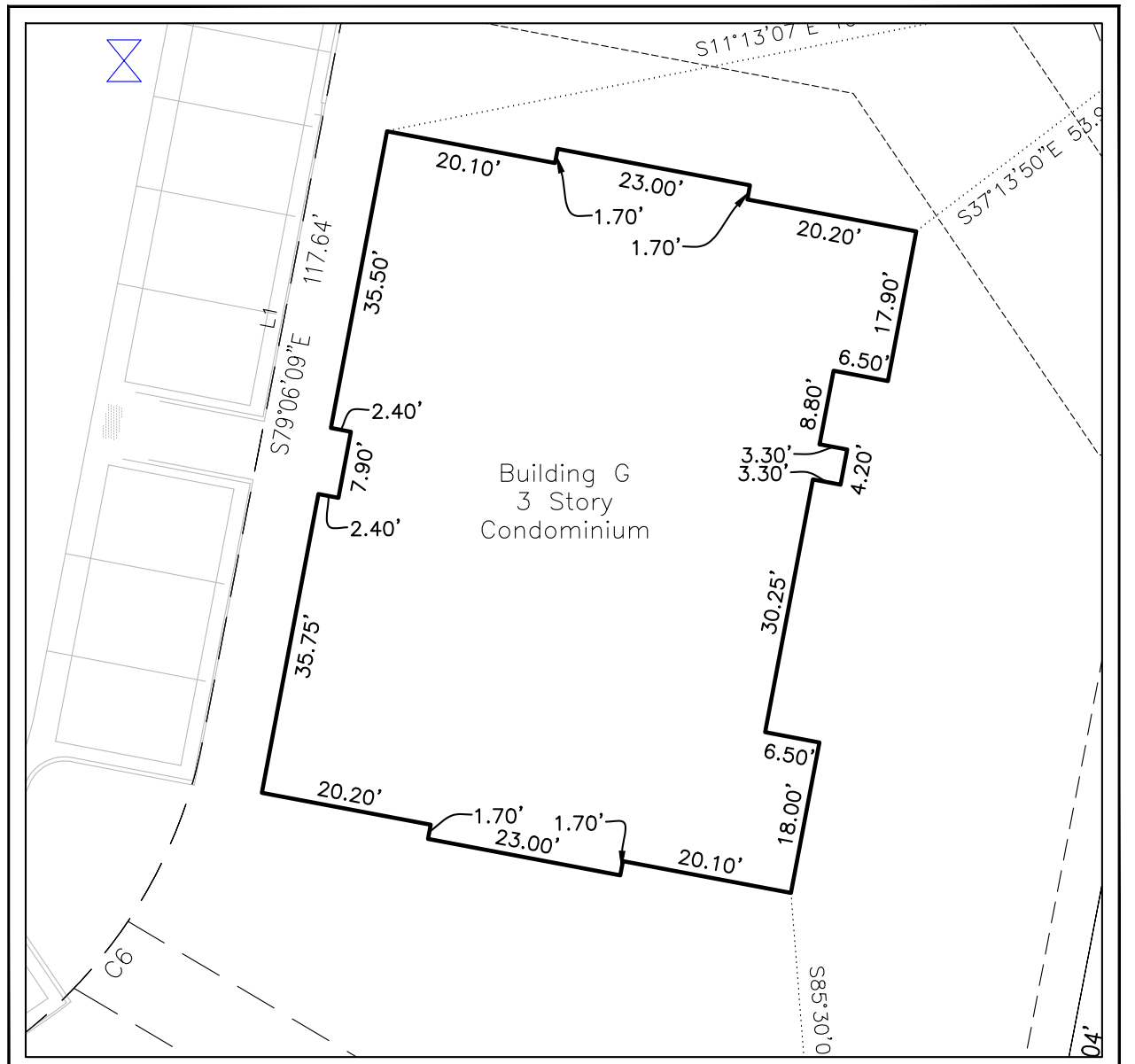
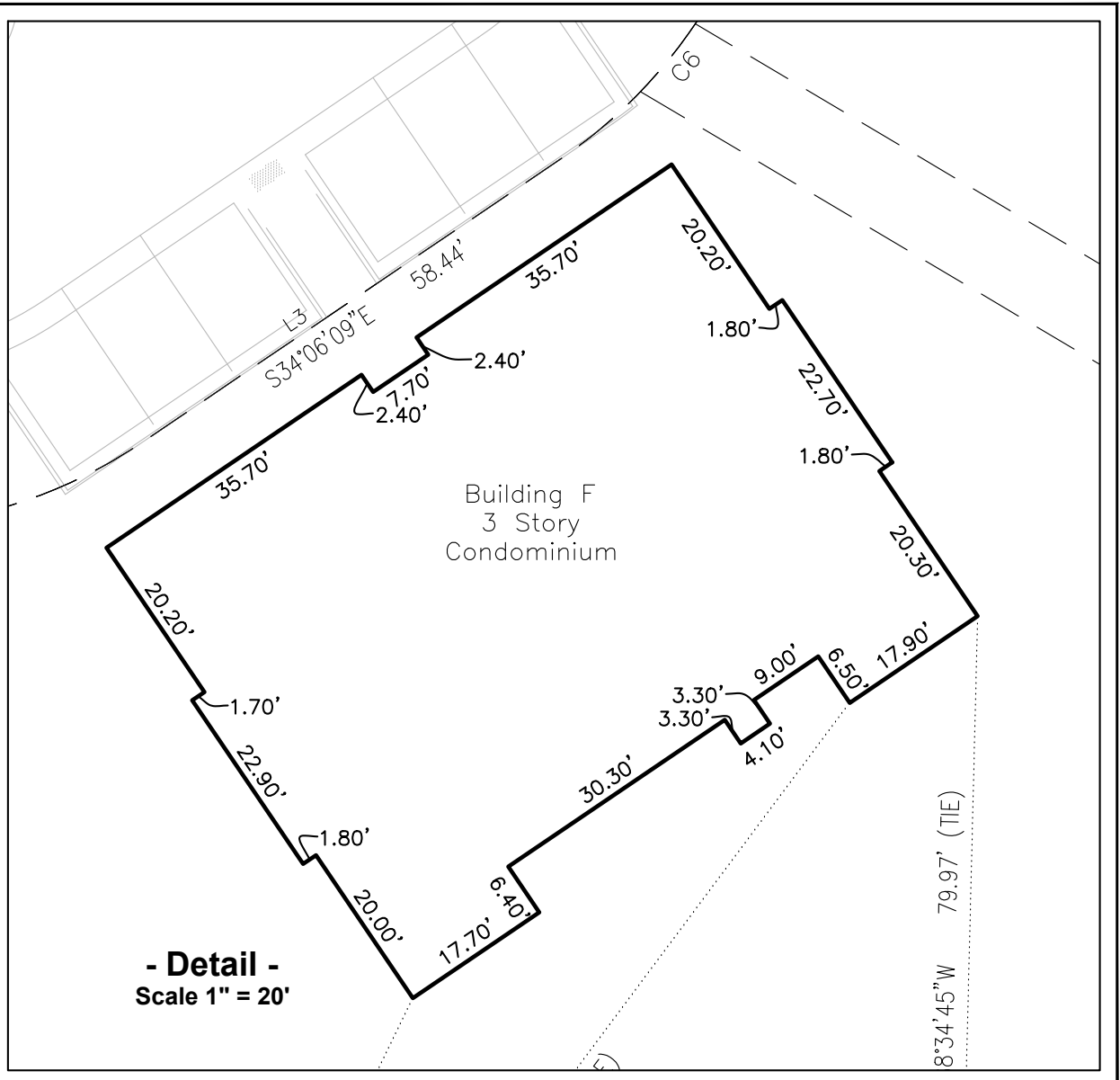
Building G
3 Story
Condominium

Tract R-1
Haymeadow Filing 1
Reception No.
201907561

Sylvan Lake Road
80' Public ROW
Reception
No. 201907561

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

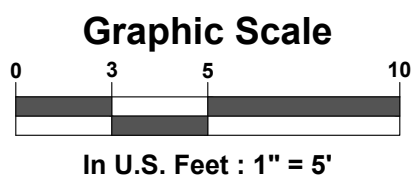


REVIEW COPY

Land Use Table			
Unit	Address	SF	Use
Unit F101	91 Mount Hope Circle, Unit F101, Eagle, CO 81631	775	Condominium Unit
Unit F102	91 Mount Hope Circle, Unit F102, Eagle, CO 81631	536	Condominium Unit
Unit F103	91 Mount Hope Circle, Unit F103, Eagle, CO 81631	667	Condominium Unit
Unit F201	91 Mount Hope Circle, Unit F201, Eagle, CO 81631	1,007	Condominium Unit
Unit F202	91 Mount Hope Circle, Unit F202, Eagle, CO 81631	1,007	Condominium Unit
Unit F203	91 Mount Hope Circle, Unit F203, Eagle, CO 81631	1,075	Condominium Unit
Unit F204	91 Mount Hope Circle, Unit F204, Eagle, CO 81631	1,075	Condominium Unit
Unit F301	91 Mount Hope Circle, Unit F301, Eagle, CO 81631	1,005	Condominium Unit
Unit F302	91 Mount Hope Circle, Unit F302, Eagle, CO 81631	1,006	Condominium Unit
Unit F303	91 Mount Hope Circle, Unit F303, Eagle, CO 81631	1,075	Condominium Unit
Unit F304	91 Mount Hope Circle, Unit F304, Eagle, CO 81631	1,075	Condominium Unit

Land Use Table			
Unit	Address	SF±	Use
Unit G101	91 Mount Hope Circle, Unit G101, Eagle, CO 81631	770	Condominium Unit
Unit G102	91 Mount Hope Circle, Unit G102, Eagle, CO 81631	540	Condominium Unit
Unit G103	91 Mount Hope Circle, Unit G103, Eagle, CO 81631	666	Condominium Unit
Unit G201	91 Mount Hope Circle, Unit G201, Eagle, CO 81631	1,006	Condominium Unit
Unit G202	91 Mount Hope Circle, Unit G202, Eagle, CO 81631	1,006	Condominium Unit
Unit G203	91 Mount Hope Circle, Unit G203, Eagle, CO 81631	1,072	Condominium Unit
Unit G204	91 Mount Hope Circle, Unit G204, Eagle, CO 81631	1,072	Condominium Unit
Unit G301	91 Mount Hope Circle, Unit G301, Eagle, CO 81631	1,000	Condominium Unit
Unit G302	91 Mount Hope Circle, Unit G302, Eagle, CO 81631	1,000	Condominium Unit
Unit G303	91 Mount Hope Circle, Unit G303, Eagle, CO 81631	1,075	Condominium Unit
Unit G304	91 Mount Hope Circle, Unit G304, Eagle, CO 81631	1,075	Condominium Unit

Final Plat and Condominium Map of
7 Hermits Condominiums - Filing 6
A Re-subdivision of Tract RMF-1A
Haymeadows Filing 1, 4th Amendment
Situating 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



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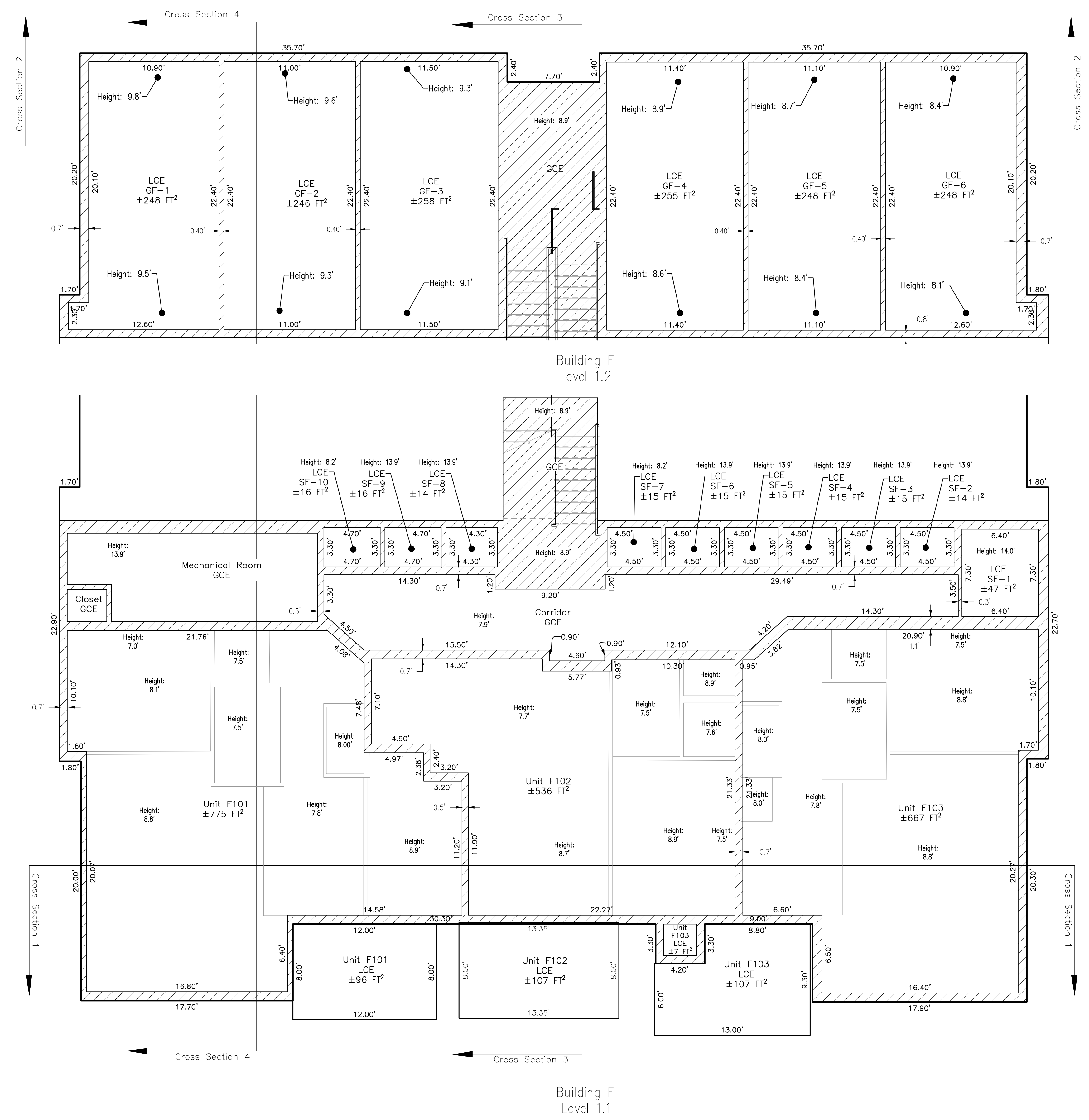
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Township 5 South, Range 84 West, 6th P.M.
Town of Eagle, Eagle County, Colorado

Revision	Date	By
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Job No. 2016-277-009
Drawn by: A0/JLW
Date: 10/25/2024
Approved: JLW
File: 7-HermitsCondo-BldgF Pages3_5
Location:

Building F
Level 1
Interior Plan View

Sheet No. 3
Of: 10



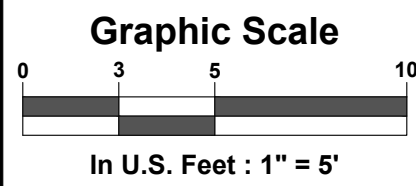
— LEGEND —

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

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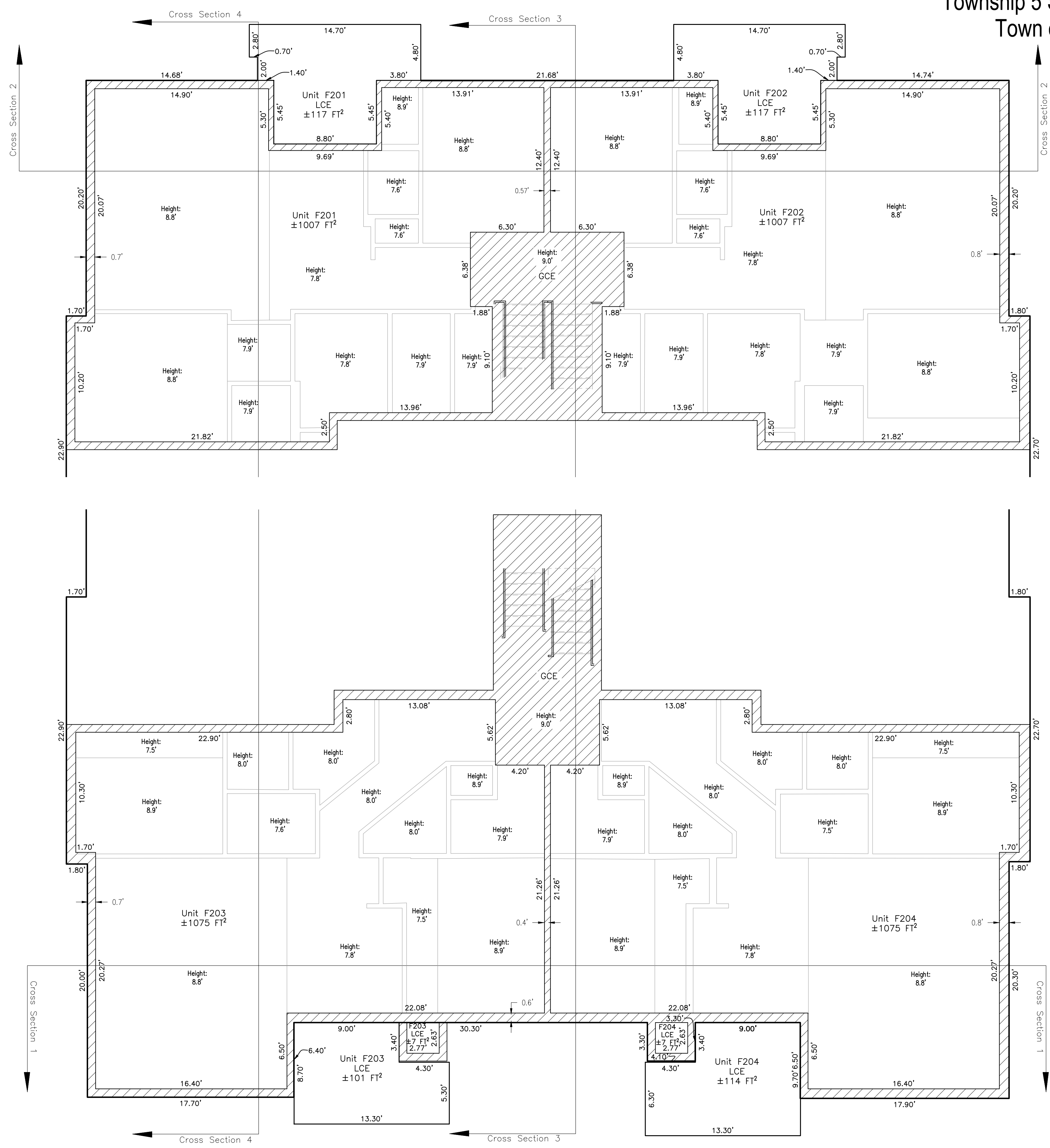
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Town of Eagle, Eagle County, Colorado

Revision	Date	By
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Job No. 2016-277.009
Drawn by: A0/JLW
Date: 10/25/2024
Approved: J PLS: JLW
File: 7-HermitsCondo-BldgF Pages3_5
Location:

Building F
Level 2
Interior Plan View

Sheet No. 4
Of: 10



Building F
Level 2.2

Building F
Level 2.1

REVIEW COPY

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

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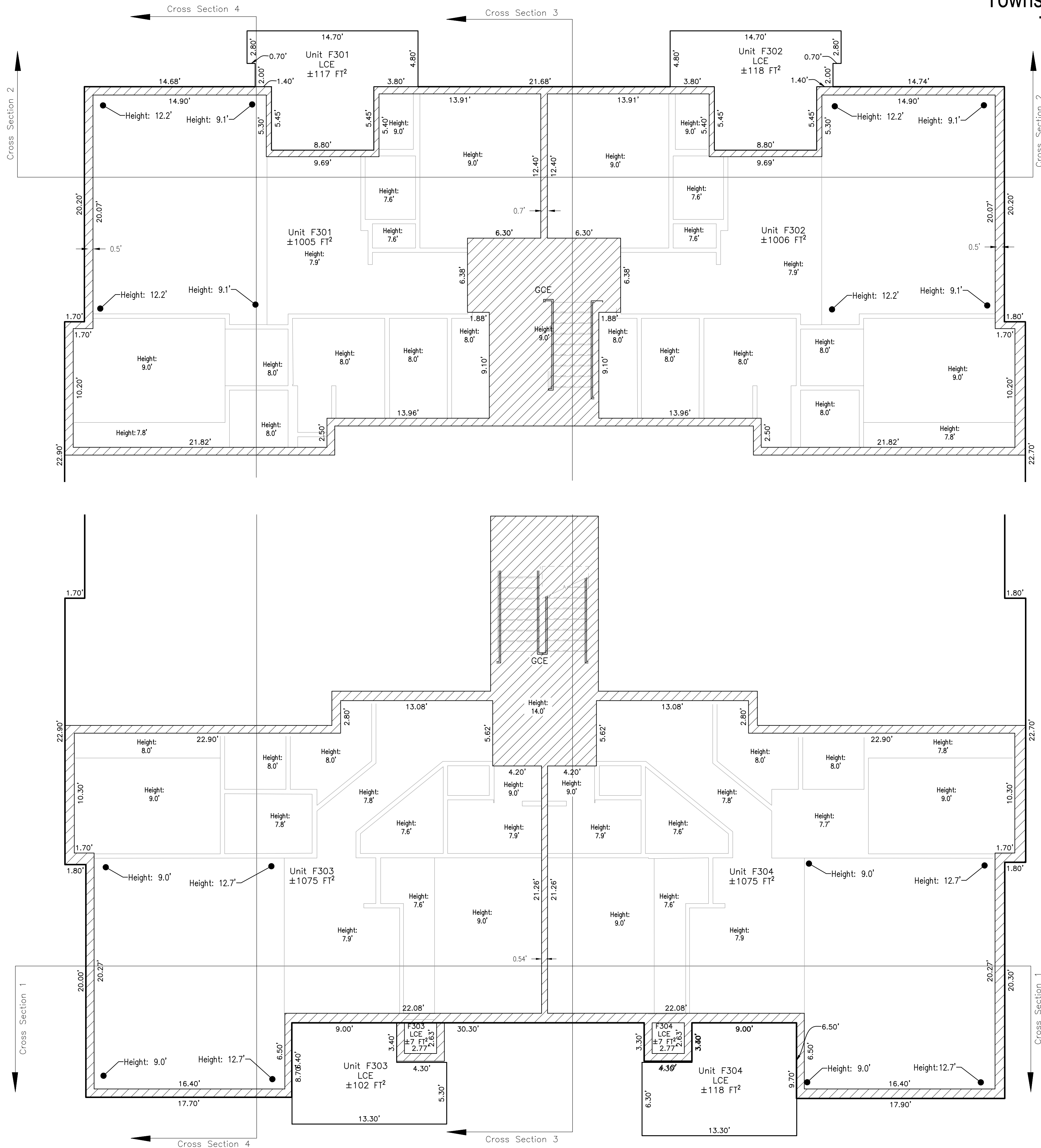
LCE

— Limited Common Element

GCE

— General Common Element

— General Common Element (GCE)

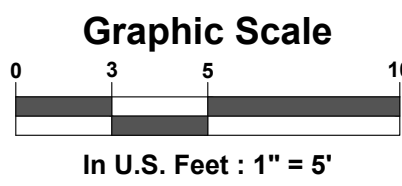


Building F
Level 3.2

Building F
Level 3.1

REVIEW COPY

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Town of Eagle, Eagle County, Colorado

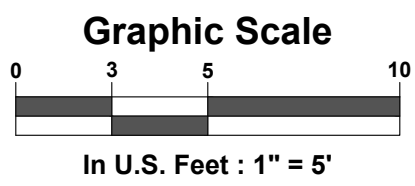
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Job No. 2016-277.009
Drawn by: A0/JLW
Date: 10/25/2024
Approved: J PLS: JLW
File: 7-HermitsCondo-BldgF Pages3_6
Location:

Building F
Level 3
Interior Plan View

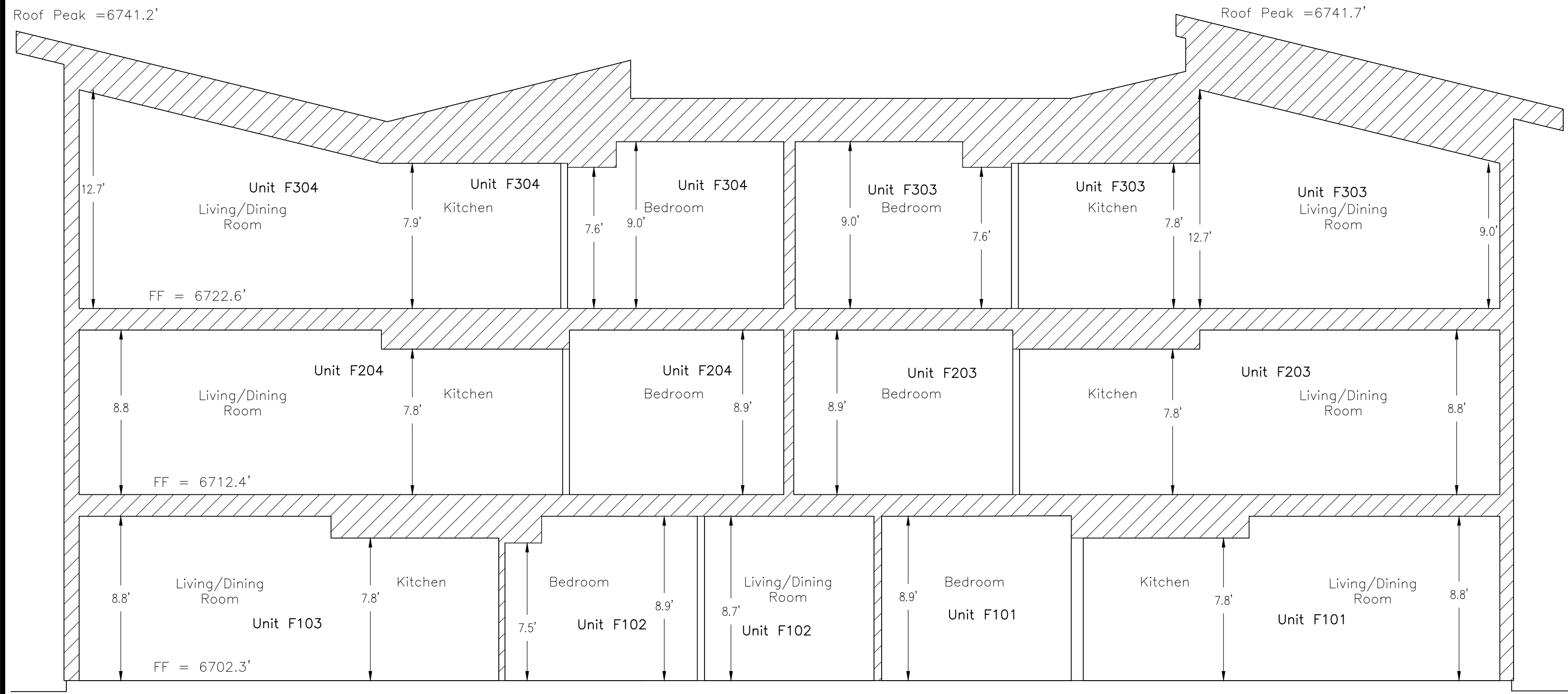
Sheet No.
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Of: 10

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Township 5 South, Range 84 West of the Sixth P.M.
Town of Eagle, Eagle County, Colorado

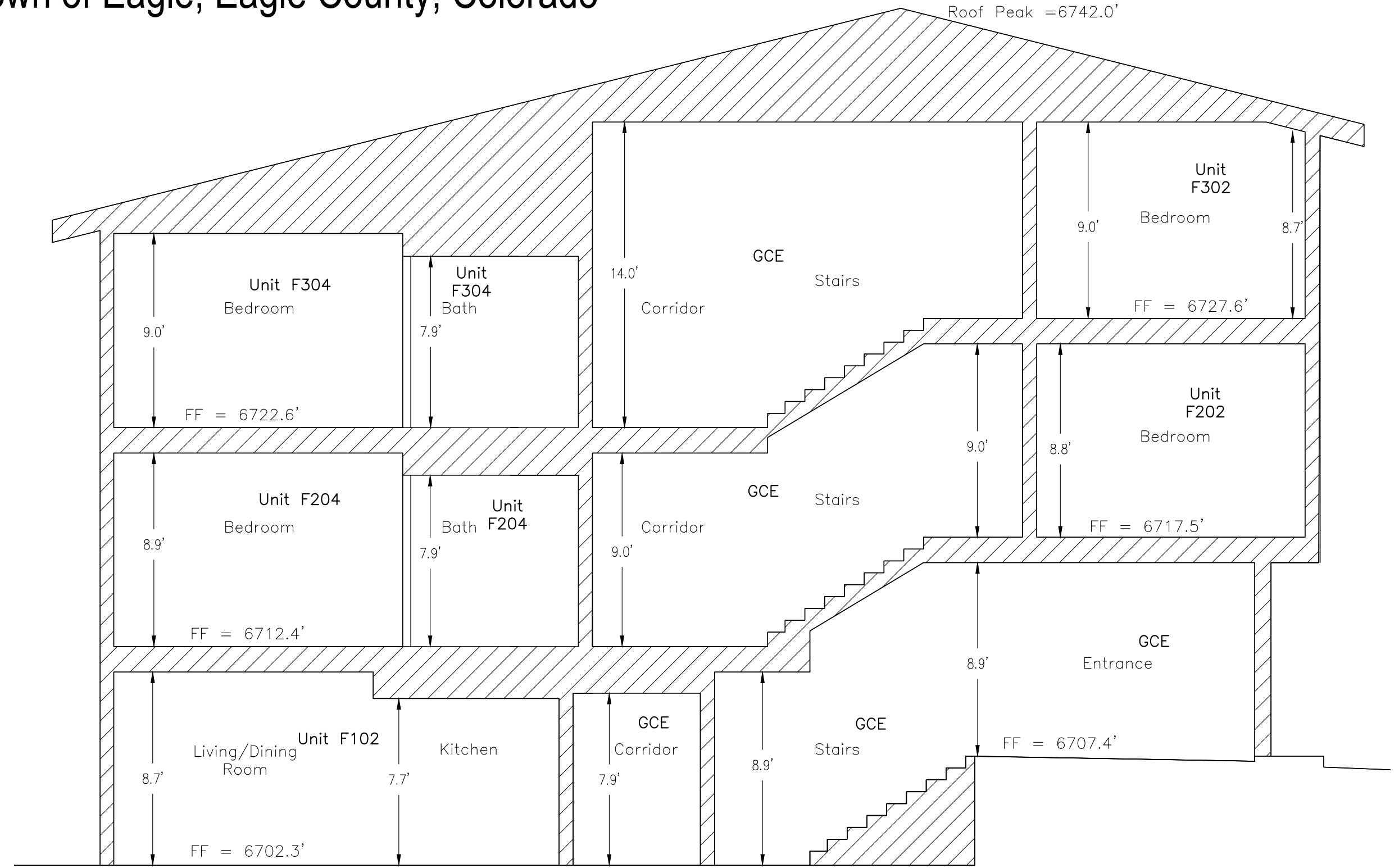


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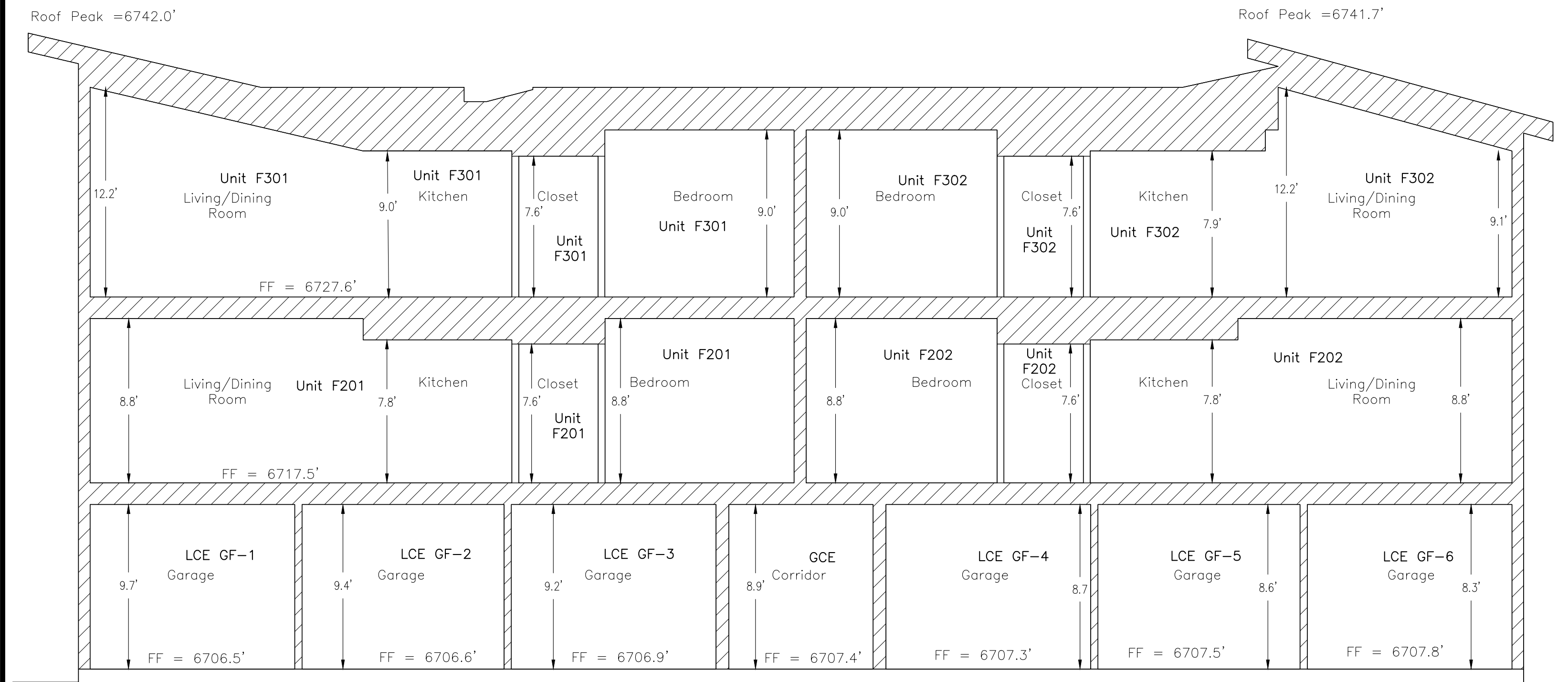
Final Plat and Condominium Map of
7 Hermits Condominiums - Filing 6
Re-subdivision of Tract RMF-1A
Haymeadows Filing 1, 4th Amendment
Situating in Tracts 38 and 55 of Sections 4 and 9
Township 5 South, Range 84 West, 6th P.M.
Town of Eagle, Eagle County, Colorado



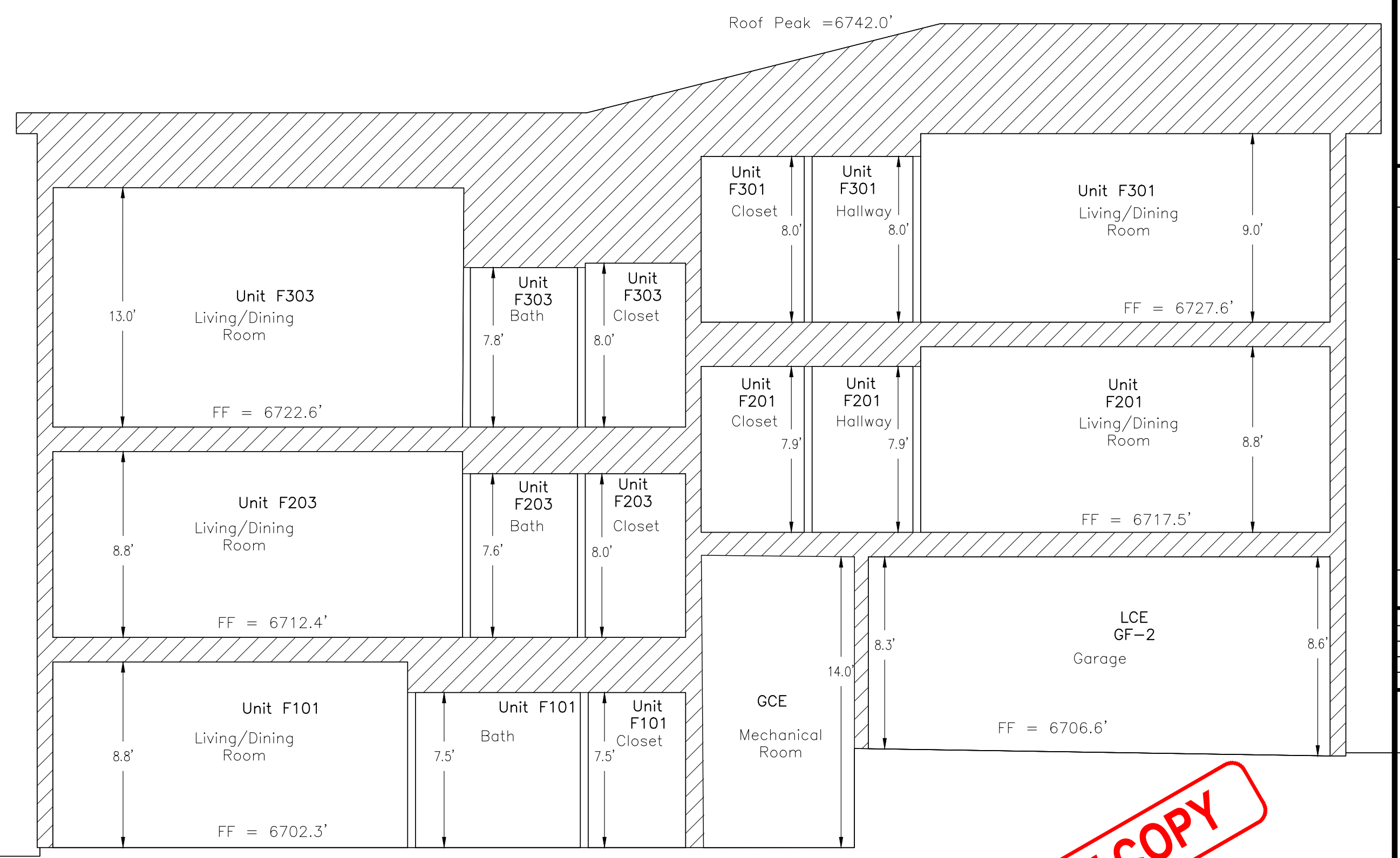
Building F
Cross Section 1



Building F
Cross Section 3



Building F
Cross Section 2



Building F
Cross Section 4

— — LEGEND — —

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

FF - Finished Floor Elevation

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Revision	Date	By
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Job No. 2016-277-009
Drawn by: A0/JLW
Date: 10/25/2024
Approved: JLS
File: 7-HermitsCondo-BldgF Pages3_5
Location:

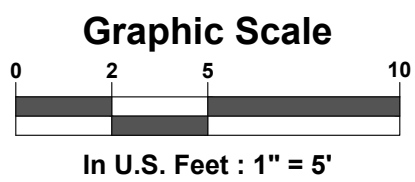
Building F
Cross Sections

Sheet No. 6

Of: 10

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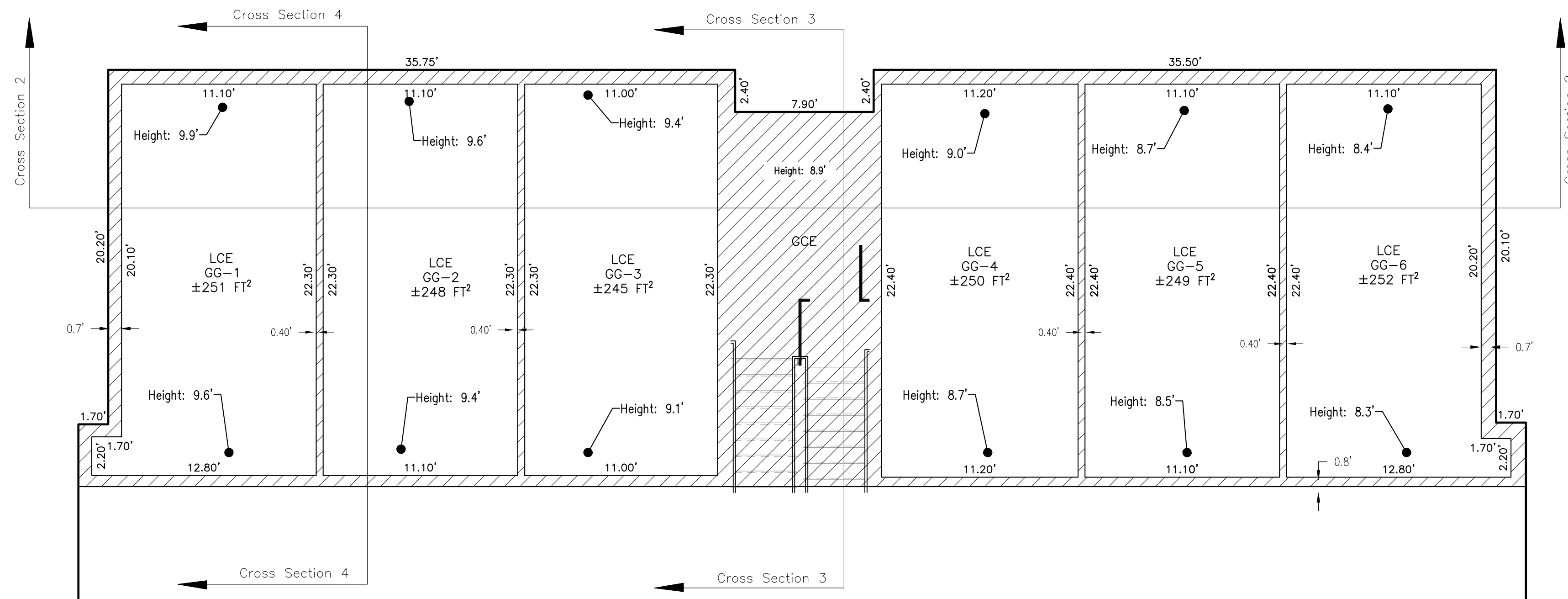
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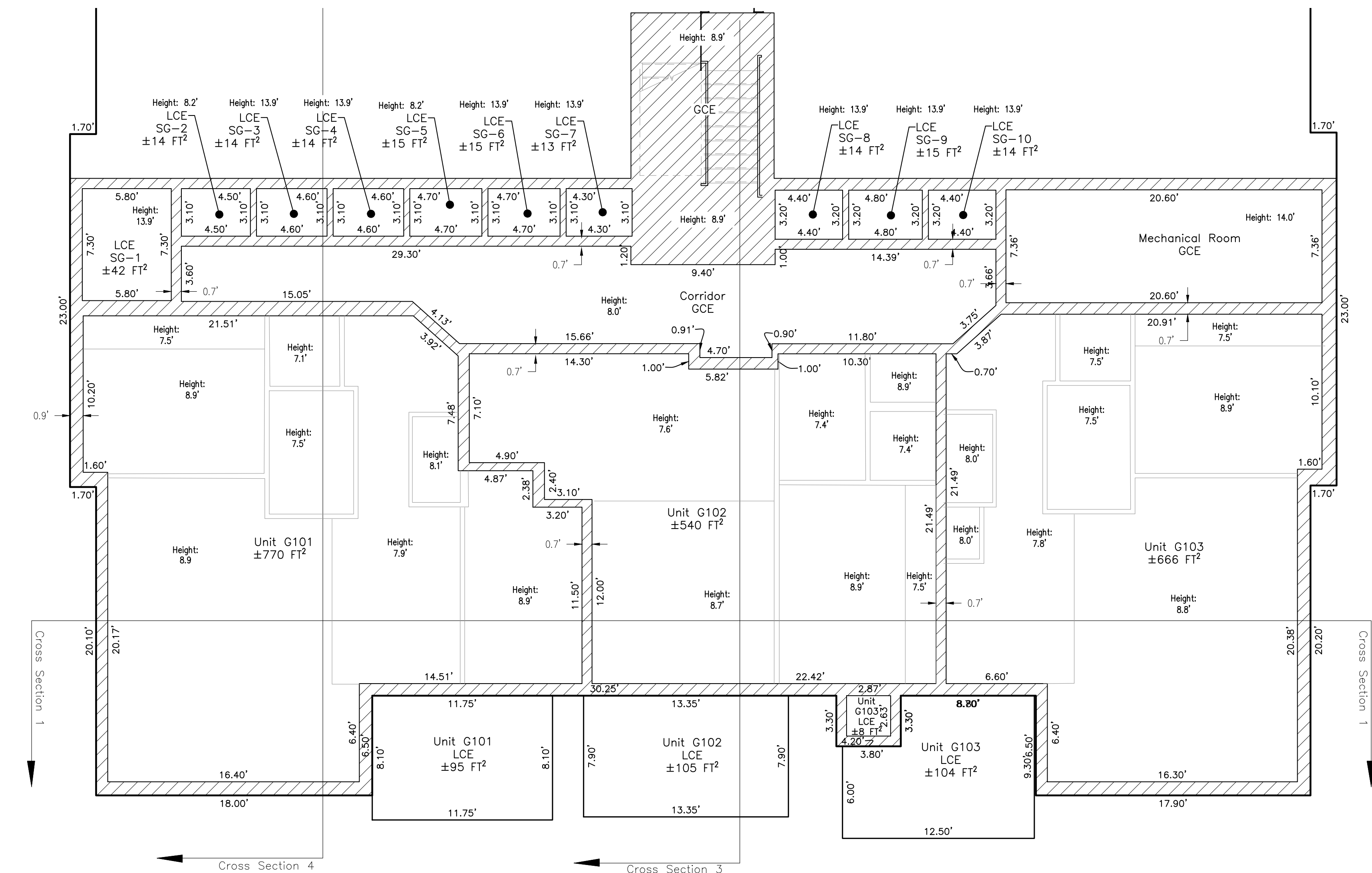
Building G
Level 1
Interior Plan View

Sheet No.
7
Of: 10



Building G
Level 1.2

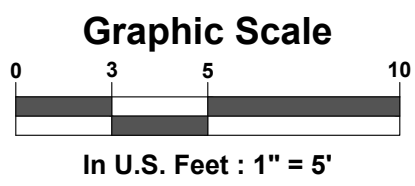
— LEGEND —
LCE — Limited Common Element
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Building G
Level 1

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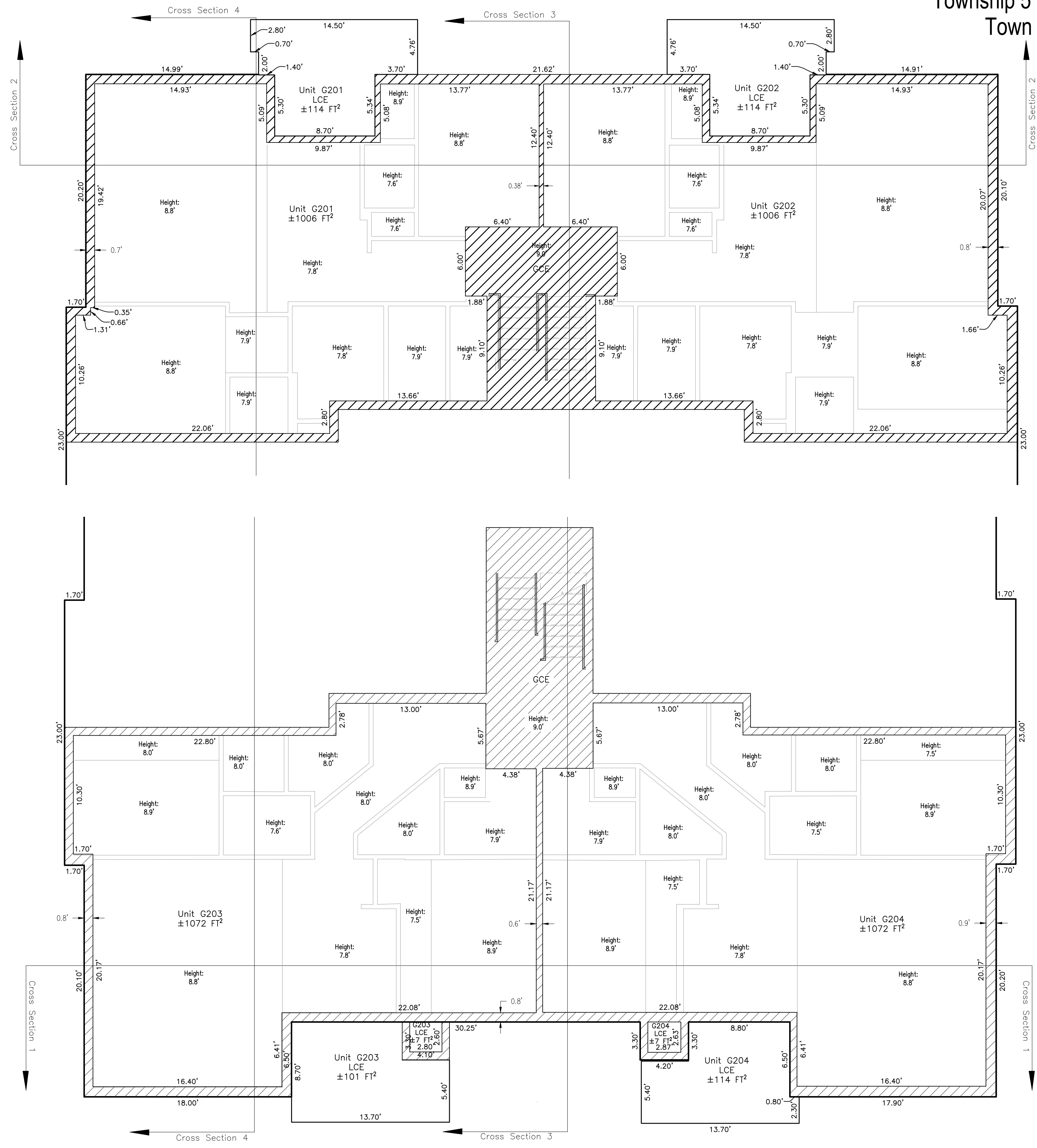
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Drawn by: A0/JLW
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Approved: J PLS: JLW
File: 7-HermitsCondo-BldgF Pages3_5
Location:

Building G
Level 2
Interior Plan View

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— LEGEND —

LCE — Limited Common Element
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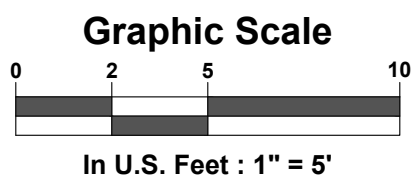


Building G
Level 2.2

Building G
Level 2.1

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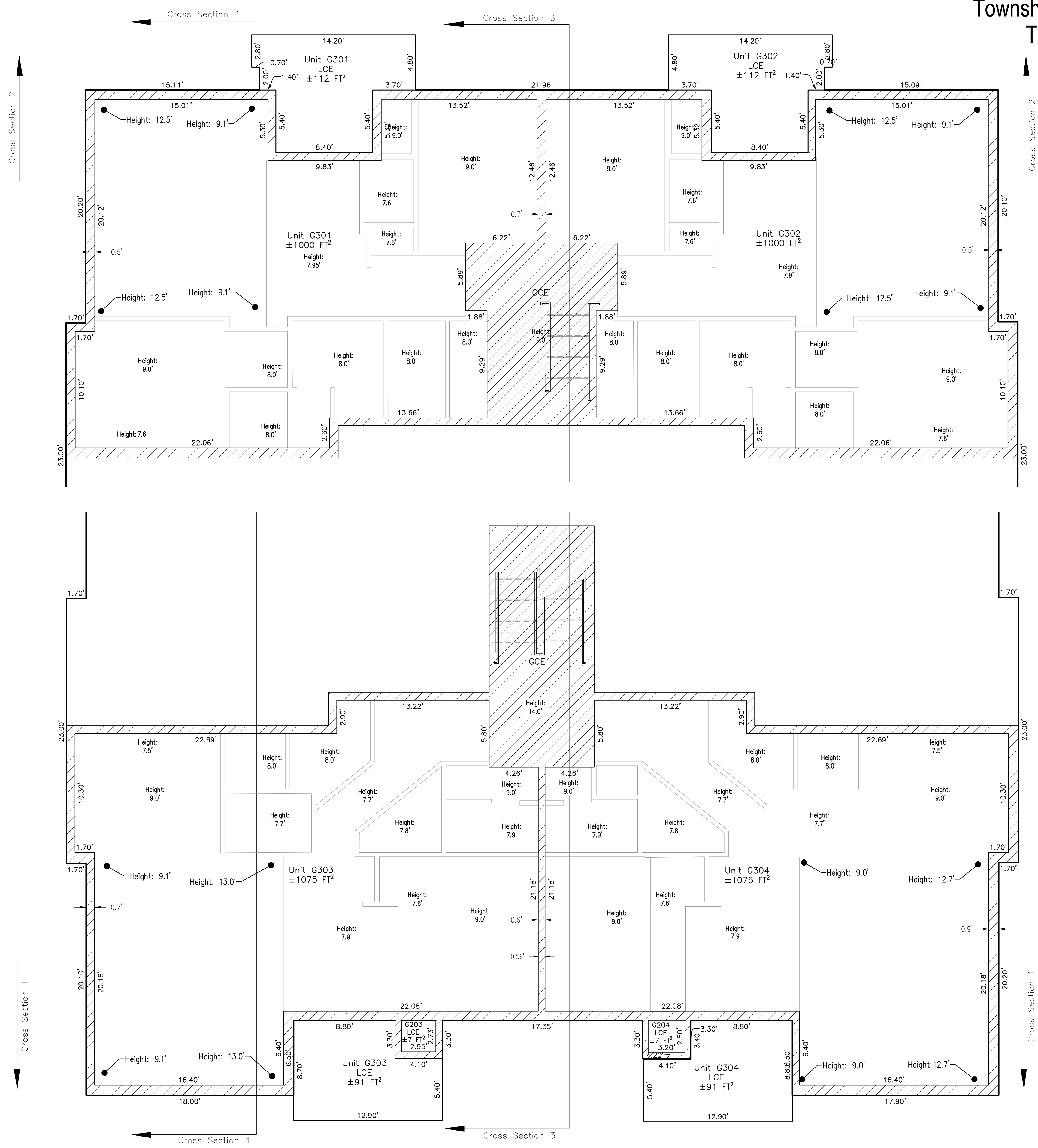
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Location:

Building G
Level 3
Interior Plan View

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Of: 10



Building G
Level 3.2

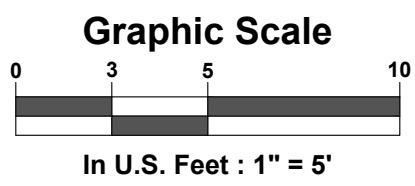
Building G
Level 3.1

— LEGEND —

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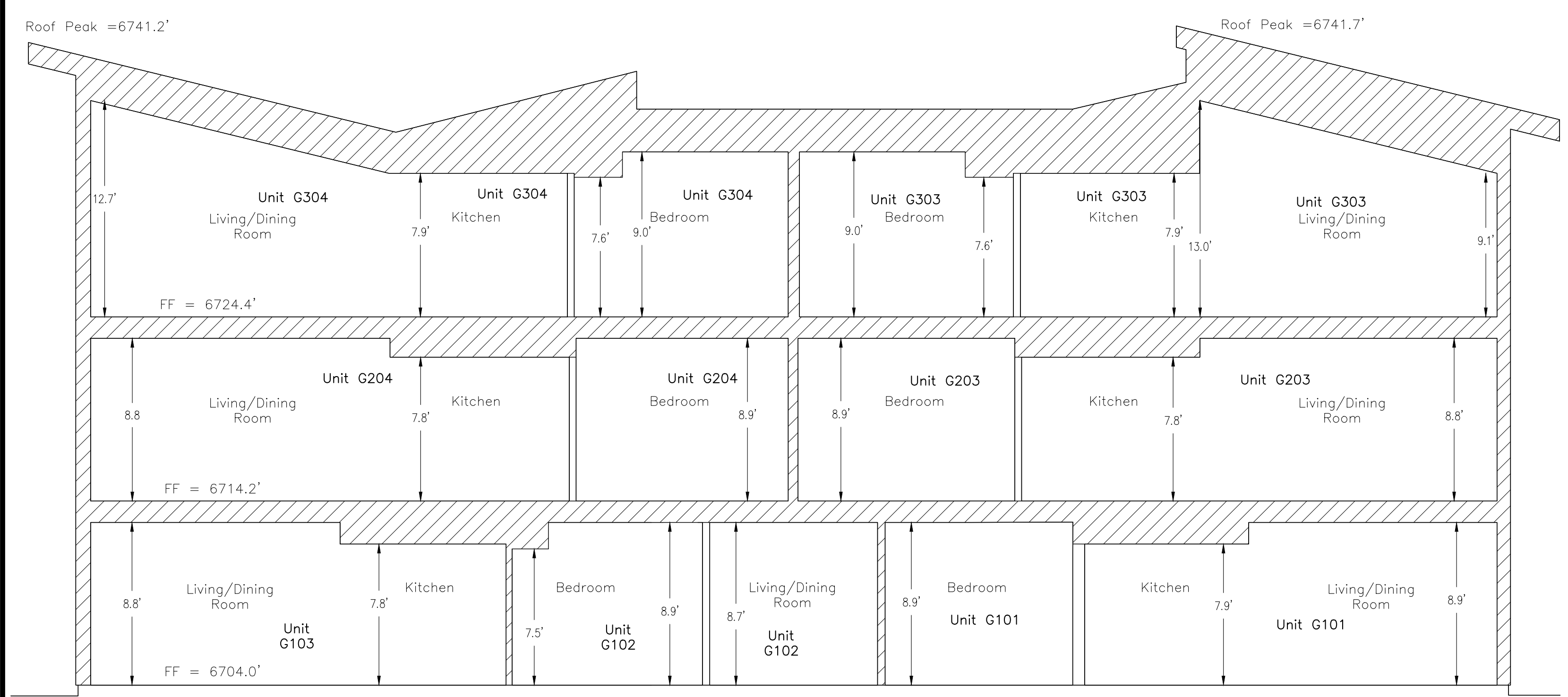
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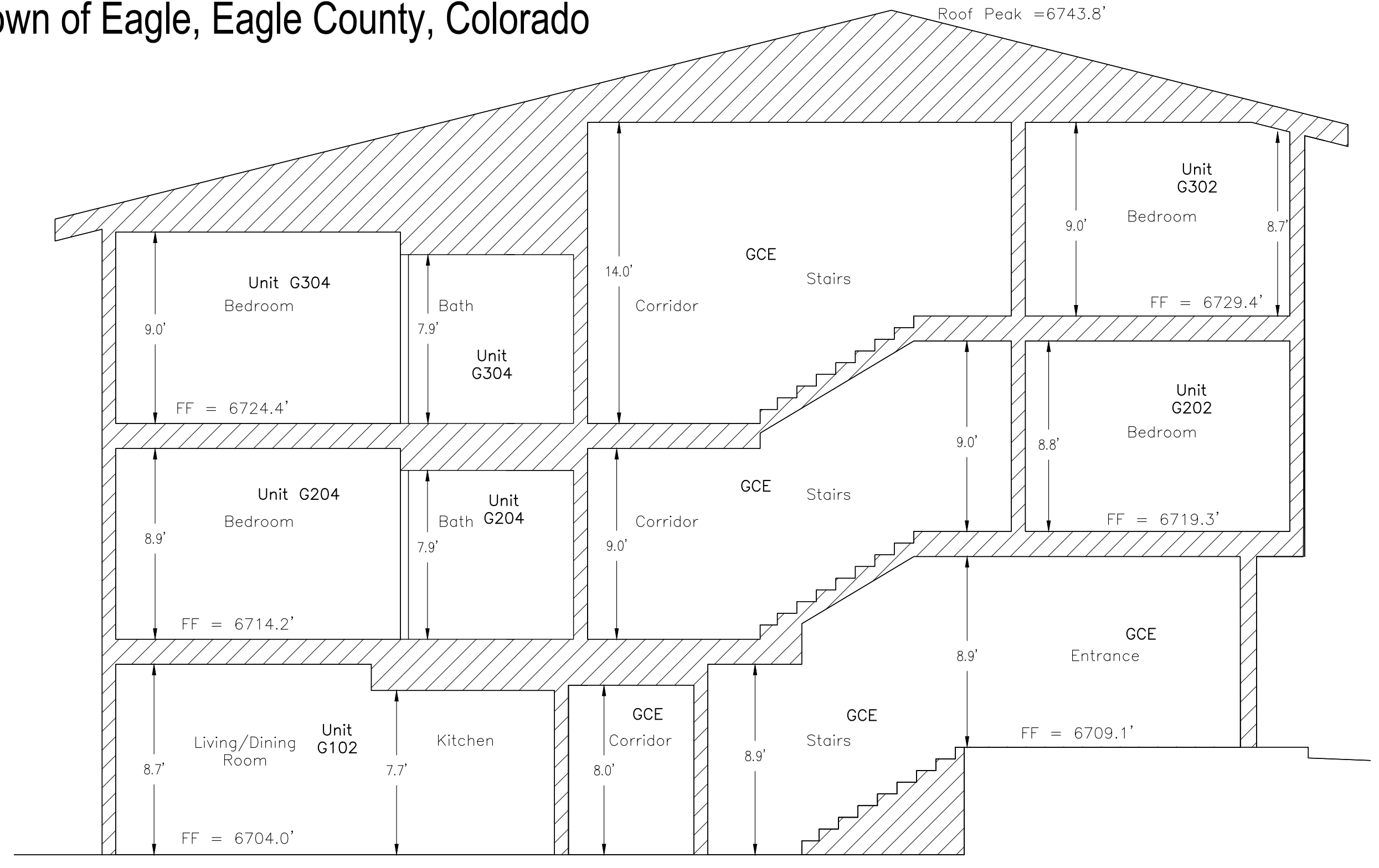


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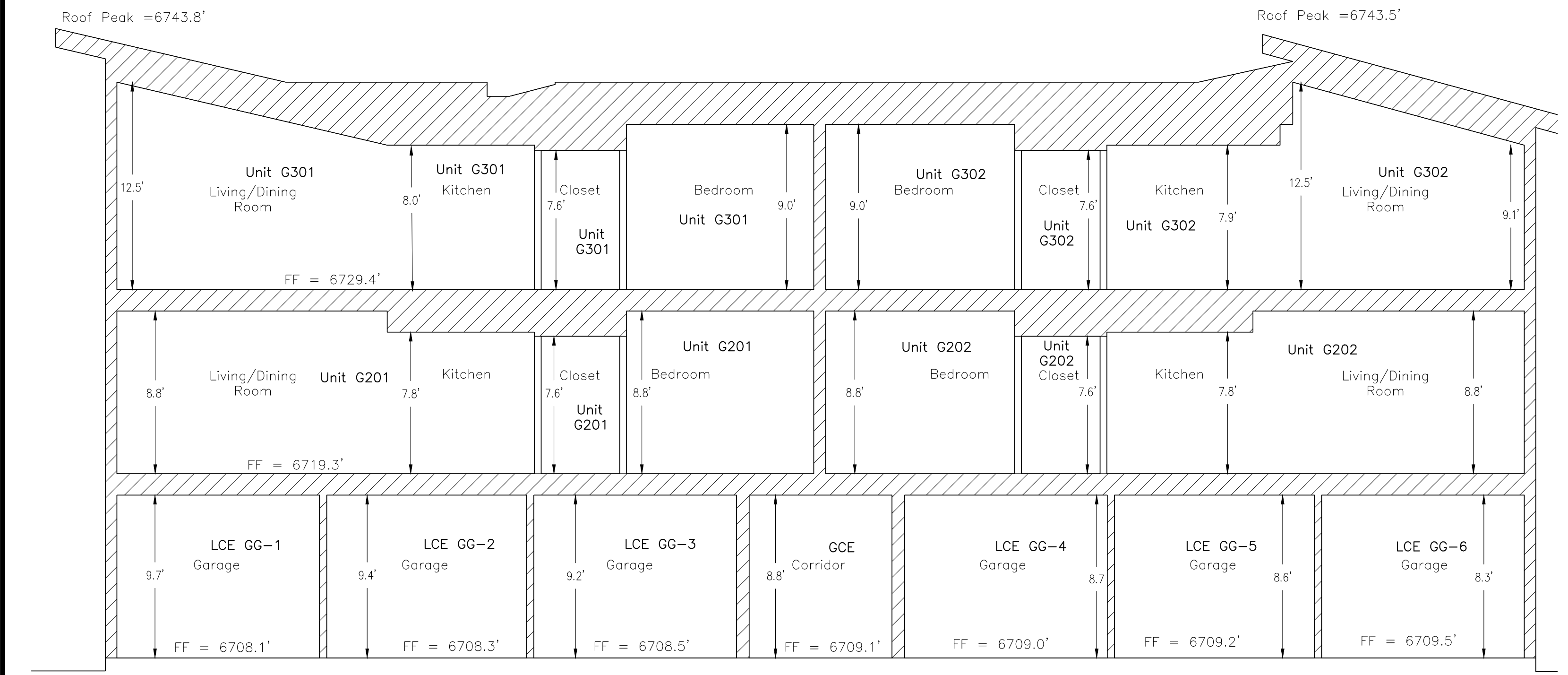
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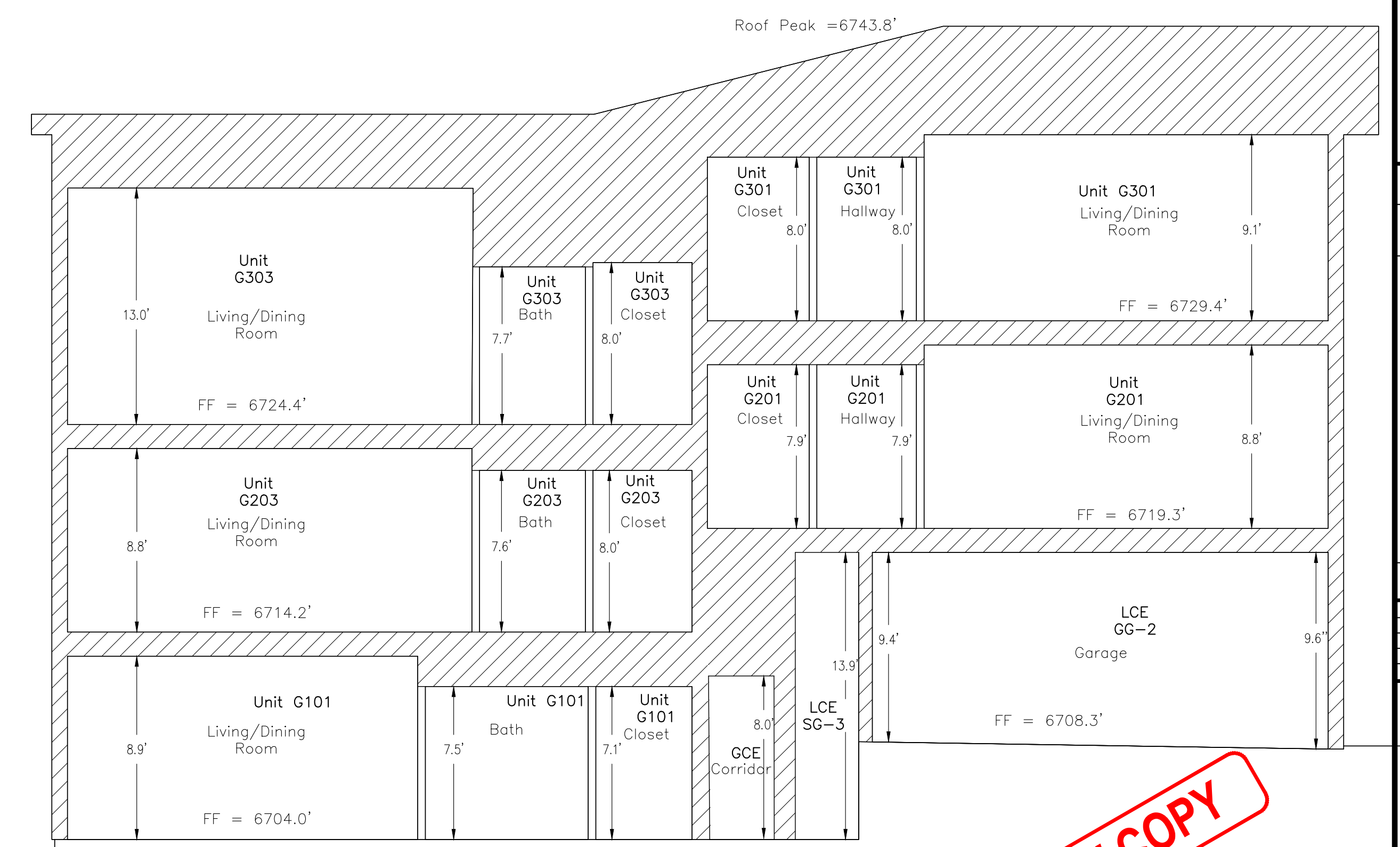
Building G
Cross Section 1



Building G
Cross Section 3



Building G
Cross Section 2



Building G
Cross Section 4

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Building G
Cross Sections

Sheet No. 10
Of: 10

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