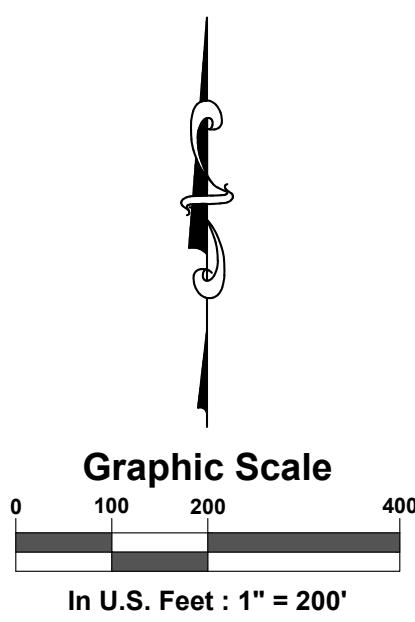
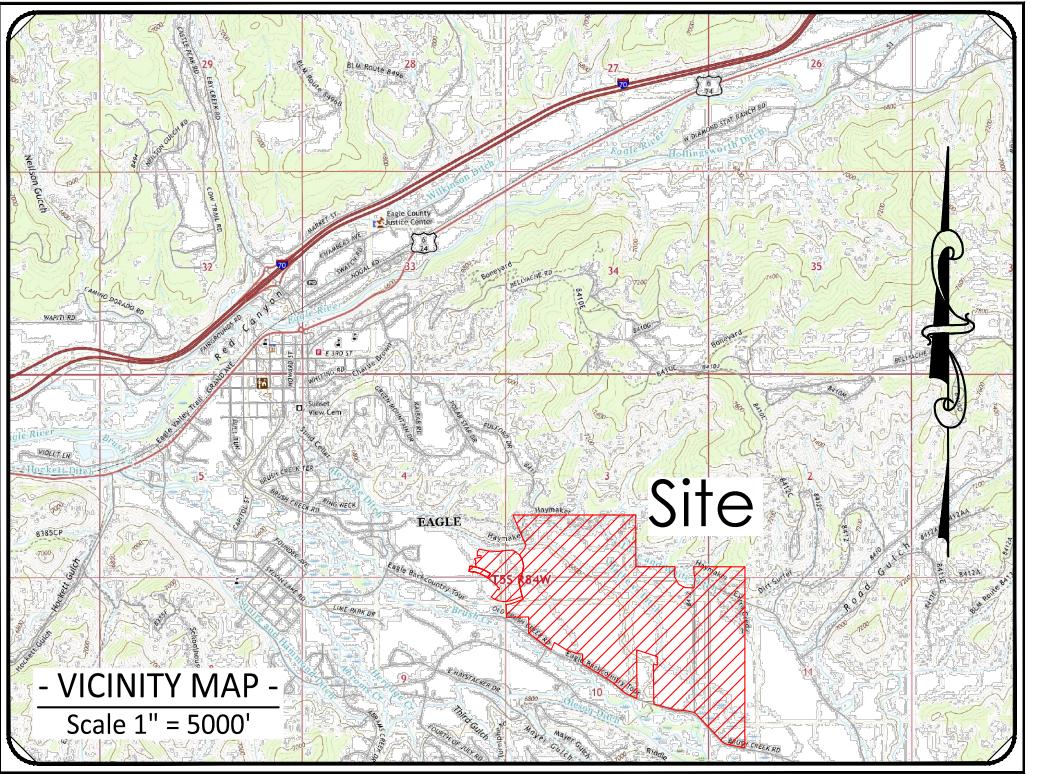


# Fifth Amendment, Haymeadow Filing 1

## A Plat to Modify Road Names in Tracts R-1 and a portion of Tract R-3

### Situated in Tracts 38 and 55, 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

#### RIGHT OF WAY DESCRIPTION

Sylvan Lake Road Right of Way, herein renamed as Haymeadow Drive, situated in Tract 55, Township 5 South, Range 84 West of the Sixth P.M., entirely within Haymeadow Subdivision as amended from time to time, being the entirety of Tract R-1 as recorded in Haymeadow Filing 1 at Reception No. 2019027561 Town of Eagle, County of Eagle, Colorado. Being more particularly described as follows:

Commencing at Corner No. 2, Tract 38, a 2 1/2" diameter GLO brass cap on a 1" diameter iron pipe stamped in part TR 38 Cor 2 S 4 1917. Thence N89°57'47"E a distance of 2819.44 feet to Corner No. 1 of said Tract 38, a 2 1/2" diameter Aluminum Cap stamped in part TR 38 40 41 LS 23089 on 1/4" diameter rebar, the basis of bearings; Thence S4°39'29"W a distance of 2131.48 feet to the True Point of Beginning.

Thence the following twenty (20) courses along the limits of said Sylvan Lake Road Right of Way:

- S 14°11'40"E for a distance of 80.00 feet;
- 65.35 feet along a non-tangent curve to the left, having a radius of 620.00 feet, a central angle of 6°0'22", the chord of which bears S 72°47'09"W a distance of 65.32 feet;
- S 684.91 feet along a curve to the right, having a radius of 640.00 feet, a central angle of 6°18'58", the chord of which bears N 79°34'33"W, a distance of 652.69 feet;
- N 48°55'04"W for a distance of 272.20 feet;
- 295.02 feet along a curve to the left, having a radius of 560.00 feet, a central angle of 3°01'10", the chord of which bears N 64°00'37"W, a distance of 291.62 feet;
- N 79°06'09"W for a distance of 842.10 feet;
- 219.36 feet along a curve to the right, having a radius of 565.00 feet, a central angle of 22°14'43", the chord of which bears N 67°58'47"W, a distance of 217.99 feet;
- N 56°51'26"W for a distance of 222.19 feet;
- 53.34 feet along a curve to the left, having a radius of 620.00 feet, a central angle of 4°55'47", the chord of which bears N 59°19'19"W, a distance of 53.33 feet;
- N 02°59'54"E for a distance of 87.33 feet;
- 97.45 feet along a non-tangent curve to the right, having a radius of 700.00 feet, a central angle of 97.37 feet;
- S 60°50'43"E for a distance of 222.19 feet;
- S 56°51'26"E for a distance of 222.19 feet;
- 188.30 feet along a curve to the left, having a radius of 485.00 feet, a central angle of 22°14'43", the chord of which bears S 67°58'47"E, a distance of 187.12 feet;
- S 79°06'09"E for a distance of 842.10 feet;
- 337.17 feet along a curve to the right, having a radius of 640.00 feet, a central angle of 30°11'05", the chord of which bears S 64°00'37"E, a distance of 333.28 feet;
- S 48°55'04"E for a distance of 272.20 feet;
- 59.29 feet along a curve to the left, having a radius of 560.00 feet, a central angle of 6°18'58", the chord of which bears S 79°34'33"E, a distance of 571.10 feet;
- N 48°55'04"W for a distance of 212.75 feet;
- 73.78 feet along a curve to the right, having a radius of 700.00 feet, a central angle of 6°0'22", the chord of which bears N 72°47'09"E, a distance of 73.75 feet to the POINT OF BEGINNING, said parcel containing 5.246 acres (228,503 square feet), more or less.

#### RIGHT OF WAY DESCRIPTION

Red Peak Road right of way, herein renamed as Mt. Hope Circle, situated in Tract 55, Township 5 South, Range 84 West of the Sixth P.M., entirely within Haymeadow Subdivision as amended from time to time, being a portion of Tract R-3 as recorded in Haymeadow Filing 1 at Reception No. 2019027561 Town of Eagle, County of Eagle, Colorado. Being more particularly described as follows:

Commencing at Corner No. 2, Tract 38, a 2 1/2" diameter GLO brass cap on a 1" diameter iron pipe stamped in part TR 38 Cor 2 S 4 1917. Thence N89°57'47"E a distance of 2819.44 feet to Corner No. 1 of said Tract 38, a 2 1/2" diameter Aluminum Cap stamped in part TR 38 40 41 LS 23089 on 1/4" diameter rebar, the basis of bearings; Thence S21°47'26"W a distance of 2051.98 feet to the True Point of Beginning.

Thence the following twelve (12) courses along the limits of said Red Peak Road Right of Way:

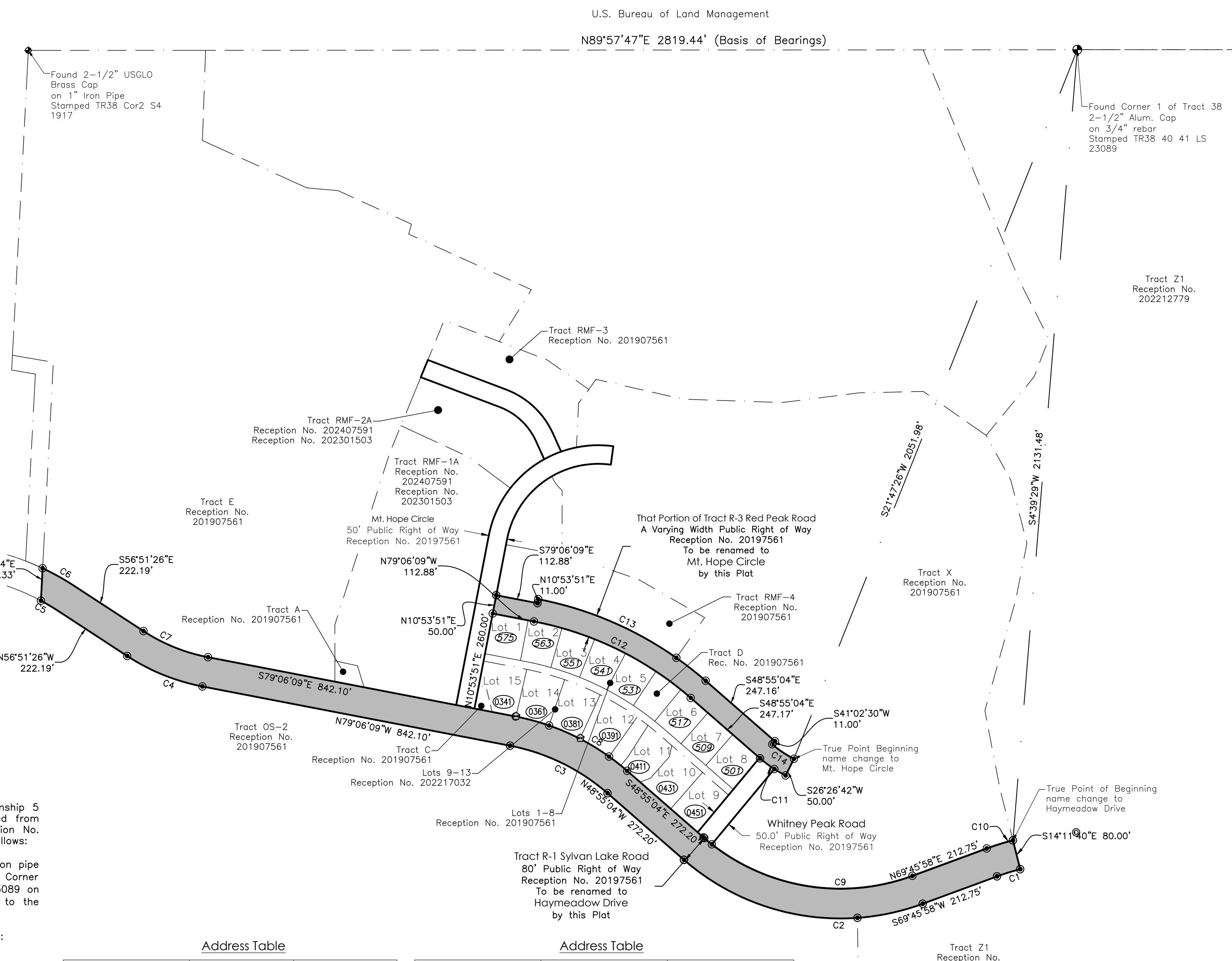
- S 26°26'42"W for a distance of 50.00 feet;
- 83.05 feet along a non-tangent curve to the right, having a radius of 325.00 feet, a central angle of 14°38'27", the chord of which bears N 56°14'05"W a distance of 82.82 feet;
- N 48°55'04"W for a distance of 247.17 feet;
- 47.14 feet along a curve to the left, having a radius of 900.00 feet, a central angle of 30°11'05", the chord of which bears N 64°00'37"W, a distance of 468.67 feet;
- N 79°06'09"W for a distance of 122.88 feet;
- N 10°53'51"E for a distance of 50.00 feet;
- S 79°06'09"E for a distance of 112.88 feet;
- N 10°53'51"E for a distance of 11.00 feet;
- 506.27 feet along a non-tangent curve to the right, having a radius of 961.00 feet, a central angle of 30°11'05", the chord of which bears S 64°00'37"E a distance of 500.44 feet;
- S 48°55'04"E for a distance of 247.16 feet;
- 41°02'30"W for a distance of 11.00 feet;
- 70.27 feet along a non-tangent curve to the left, having a radius of 275.00 feet, a central angle of 14°38'27", the chord of which bears S 56°14'05"E a distance of 70.08 feet to the POINT OF BEGINNING, said parcel containing 1.250 acres (54,457 square feet), more or less.

#### CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.35'	620.00'	6°0'22"	S72°47'09"W	65.32'
C2	684.91'	640.00'	6°18'58"	N79°34'33"W	652.69'
C3	295.02'	560.00'	30°11'05"	N64°00'37"W	291.62'
C4	219.36'	565.00'	22°14'43"	N67°58'47"W	217.99'
C5	53.34'	620.00'	4°55'47"	N59°19'19"W	53.33'
C6	97.45'	700.00'	7°58'35"	S60°50'43"E	97.37'
C7	188.30'	485.00'	22°14'43"	S67°58'47"E	187.12'

#### CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	337.17'	640.00'	30°11'05"	S64°00'37"E	333.28'
C9	599.29'	560.00'	6°18'58"	S79°34'33"E	571.10'
C10	73.78'	700.00'	6°0'22"	N72°47'09"E	73.75'
C11	83.05'	325.00'	14°38'27"	N56°14'05"W	82.82'
C12	474.14'	900.00'	30°11'05"	N64°00'37"W	468.67'
C13	506.27'	961.00'	30°11'05"	N67°58'47"W	500.44'
C14	70.27'	275.00'	14°38'27"	S56°14'05"E	70.08'



#### PLANNING COMMISSION CERTIFICATE

This Plat approved by the Town of Eagle Planning Commission the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman \_\_\_\_\_

#### TOWN COUNCIL CERTIFICATE

This Plat of the Fifth Amendment of Haymeadow Filing 1 is approved by Town Council of the Town of Eagle, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, for filing, with 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 building permits, zoning, or any other required permit may be issued. This approval is 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

#### SURVEYOR'S CERTIFICATE

I, Scott A. Hemmen, 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 Subdivision Plat is a true, correct, and complete Plat of the Fifth Amendment, Haymeadow Filing 1; 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 accurately shows the locations of the lots, easements and rights of way of that plat recorded at Reception No. 201907561 as the same are recorded to be maintained upon the ground this map does not comply with Title 38, Article 1, C.R.S., as it does not represent the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, and that such plat is not a warranty or warranty, either expressed or implied.

Executed this 9th day of May, A.D. 2025.

Colorado Licensed Professional Land Surveyor  
Scott A. Hemmen  
License Number 38182  
for and on behalf of SGM



#### LEGEND

- Found monument as described
- Set 18" long x 5/8" rebar with 2" Aluminum stamped 1 WC 38182
- Set 18" long x 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- Found 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- Found 5/8" rebar with 1-1/2" aluminum cap stamped 2696
- Found 5/8" rebar with 1-1/2" aluminum cap stamped 4551
- Found 5/8" rebar with 1-1/2" aluminum cap stamped 23089
- Found 5/8" rebar with 1-1/2" aluminum cap stamped 14109
- Found illegible monument
- Existing Easement as described

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE  
This Plat of the Fifth Amendment of Haymeadow Filing 1 was filed for record in the office of the Eagle County Clerk and Recorder at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, 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. \_\_\_\_\_

## Fifth Amendment, Haymeadow Filing 1

Town of Eagle  
Colorado