

Eagle County, CO  
Becky Coose  
Pgs: 8  
REC: \$83.00  
DOC: \$0.00

202507875  
06/16/2025  
10:07:21 AM

#### CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Abrika Properties, LLC, a Florida limited liability company ("Abrika"), the undersigned, being sole owner(s) in fee simple of all that real property described as follows:

Tract Z1, Haymeadow Cabin Parcel, according to the plat recorded July 29, 2022 under Reception No. 2022127979; Tract H and Tract X, Haymeadow, Filing 1, First Amendment, according to the Plat of Haymeadow, Filing 1 recorded May 24, 2019 under Reception No. 201907561, and according to the Plat of Haymeadow, Filing 1, First Amendment recorded July 7, 2021 under Reception No. 202115650; Tract RMF-4, Haymeadow, Filing 1, First Amendment, according to the Plat of Haymeadow, Filing 1 recorded May 24, 2019 under Reception No. 201907561, and according to the Plat of Haymeadow, Filing 1, First Amendment recorded July 7, 2021 under Reception No. 202115650, County of Eagle, State of Colorado, containing 530.394 Acres (23,103,971 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 designated the same as Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1 in the Town of Eagle, County of Eagle; and do hereby grant, convey, dedicate, and set apart to the Town of Eagle, County of Eagle, Colorado, for public use the streets shown hereon, including rights-of-way, avenues, drives, courts, places, and alleys, the public lands shown hereon for their indicated public use, and the waterline, non-potable irrigation, utility and drainage easements shown hereon for their intended purposes only.

We hereby accept the responsibility for the completion of all required public improvements for Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1, and further, hereby grant the rights and easements provided for in this plat as described in the plat notes.

Executed this 19th day of MAY, 2025.  
Owner: Abrika Properties, LLC, a Florida limited liability company,  
By: Michael Hood (America Signer)  
P.O. Box 772289  
Ocala, FL 34477

STATE OF COLORADO )  
  ) ss.  
COUNTY OF EAGLE )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 19th day of May, 2025,  
by Michael Hood  
as America Signer

Witness my hand and official seal Amee Daniel  
of Abrika Properties, LLC, a Florida limited liability company,



My commission expires: July 30, 2026  
Notary Public

#### CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Greater Eagle Fire Protection District ("GEFPD"), a Colorado quasi-municipal corporation and subdivision of the State of Colorado, the undersigned, being sole owner(s) in fee simple of all that real property described as follows:

Tract G, Haymeadow Filing 1, according to the Plat recorded May 24, 2019 under Reception No. 201907561, Town of Eagle, County of Eagle, State of Colorado, containing 1.602 Acres (69,782 square feet), more or less.

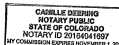
Have by these presents laid out, platted and subdivided the same into lots and tracts as shown on this final plat and designated the same as Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1 in the Town of Eagle, County of Eagle; and do hereby grant, convey, dedicate, and set apart to the Town of Eagle, County of Eagle, Colorado, for public use the streets shown hereon, including avenues, drives, courts, places, and alleys, the public lands shown hereon for their indicated public use, and the utility and drainage easements shown hereon for their utility and drainage purposes only.

Executed this 3rd day of June, 2025.  
Owner: Greater Eagle Fire Protection District, a Colorado quasi-municipal corporation and subdivision of the State of Colorado,  
By: Michael Hood  
425 East 3rd St.  
P.O. Box 961  
Eagle, Colorado 81631

STATE OF COLORADO )  
  ) ss.  
COUNTY OF EAGLE )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 3rd day of June, 2025,  
by Michael Hood  
as President  
of Greater Eagle Fire Protection District, a Colorado quasi-municipal corporation and subdivision of the State of Colorado

Witness my hand and official seal Pr  
Notary Public  
My commission expires: 11/1/2027



#### TOWN COUNCIL CERTIFICATE

This Plat of Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1 is approved by Town Council of the Town of Eagle, Colorado, this 19th day of May, 2025, 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 subject to developer's warranties. This approval does not guarantee that the site, 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 owner designated herein and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Town Council.

TOWN OF EAGLE, COLORADO  
By: Scott Hemmen  
Scott Hemmen, Mayor

Witness my hand and seal of the Town of Eagle, Colorado  
ATTEST: Town Clerk

#### PLANNING COMMISSION CERTIFICATE

This Plat approved by the Town of Eagle Planning Commission this 19th day of April, 2025.  
Chairman: Michael Hood

#### CERTIFICATE OF TAXES PAID

The undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of

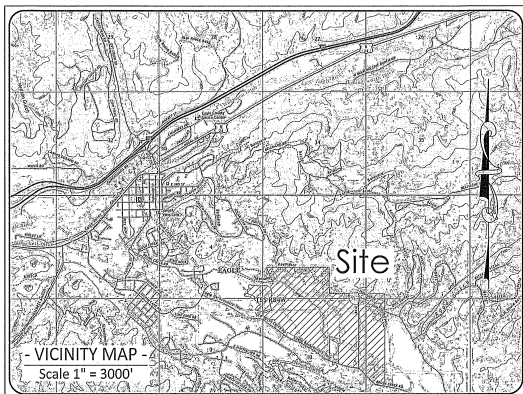
January 1, 2025, upon all parcels of real estate described on this Plat as Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1, are paid in full.

Dated this 4th day of June, A.D. 2025.

Clubbed  
Treasurer of Eagle County, Colorado

## Haymeadow Filing 2

### A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1 Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63, Township 5 South, Range 84 West of the Sixth P.M., Town of Eagle, Eagle County, Colorado



#### TITLE CERTIFICATE

Land Title Quotations Company does hereby certify that it has examined the title to all lands shown on this Plat of Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1, Town of Eagle, County of Eagle, State of Colorado, and that title to such lands is vested in Abrika Properties, LLC, a Florida limited liability company, and Greater Eagle Fire Protection District, a Colorado quasi-municipal corporation and subdivision of the State of Colorado, and is free and clear of all liens, and encumbrances, except as follows:

DEED OF TRUST RECORDED 5/19/23

202305335, DISBURSER'S NOTICE

RECORDED 5/23/23, 202305457 FINANCING

STATEMENT RECORDED 5/15/23 202305129

Executed this 30th day of MAY, 2025.  
By: Scott Hemmen  
Title Examiner

#### 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 Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of 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 location and dimensions of the lots, easements and rights of way of said plat as the same are monumented upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all applicable regulation governing 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 the behalf of SGM

#### CERTIFICATE OF MORTGAGE

The undersigned, being the beneficiary of the Deed of Trust dated May 18, 2023 and recorded May 19, 2023 on Reception No. 202305305, is the office of the Clerk and Recorder of the County of Eagle, Colorado, as amended from time to time (the "Deed of Trust") and the Disburser's Notice in connection with the Deed of Trust recorded on May 23, 2023 under Reception No. 202305457, and the Financing Statement recorded May 15, 2023 under Reception No. 202305129, for itself and successors and assigns, hereby consents, approves, and joins in this Plat affecting the property encumbered by the Deed of Trust and consents to the dedications herein made by Abrika as the Owner.

ALPINE BANK,  
a Colorado banking corporation

By: Grant Murphy  
Grant Murphy, Senior Vice President

#### NOTES:

1. The purpose of this Plat of Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1 is to adjust existing lot lines, to create additional lots, and to dedicate utility easements and Right of Ways as shown hereon.
2. Books of Building Hearings shown hereon are based on an assumed bearing of N89°57'47" along the line between Corner 2 of Tract 35, 2 1/2" UGDO Brass Cap on 1" diameter iron pipe and Corner 1 of said Tract 38, a 2 1/2" diameter iron pipe on a 3/4" UGDO Brass Cap on 1" diameter iron pipe.
3. Survey date: February 2024.
4. Limits of lower measurements are displayed in US Survey Feet.
5. Flood Zone Classification: Flood Hazard Zone Information: Zone X according to FIRM Map Number 0803700330 with an effective date of December 2019.
6. All property located within this Plat of the Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1 is subject to the Town of Eagle, Colorado Declaration No. 7 (Series of 2021) recorded at Reception No. 202114804, the Town of Eagle, Colorado Declaration No. 12 (Series of 2021) recorded at Reception No. 202101124 and the First Amended PUD Guide for the Haymeadow Planned Unit Development of Reception No. 202114805.
7. Abbreviations: Aluminum = Alum; Angle Point = AP; Center Line = CL; Diameter = Dia; Land Surveyor = LS; Metropolitan = Metro; Public Land Survey System = PLSS; Principal Meridian = PM; Reception Number = Reception No. or Replat or Replat Typo = Typo; Tract = TR; Utility Easement = EU; United States Government Land Office = USGLO.
8. The lots and tracts created by this subdivision including public open space tracts that are herein and by deed conveyed to the Town of Eagle, Colorado, are not currently but may in the future be subject to that certain Declaration for Haymeadow recorded January 27, 2023 under Reception No. 202300905 and First Amendment to Declaration for Haymeadow recorded February 25, 2024 under Reception No. 202401382 and the Second Amendment to Declaration for Haymeadow recorded August 7, 2024 under Reception No. 202408975; First Supplement recorded January 23, 2025 under Reception No. 202501006, and Second Supplement recorded January 23, 2025 under Reception No. 202501042, and Third Supplement recorded March 31, 2025 under Reception No. 202503999 and as further supplemented and amended from time to time.
9. This subdivision is subject to that certain Subdivision Improvement Agreement recorded on JUNE 2, 2025 under Reception No. 202502126 and 202502127.
10. Easements depicted as vacated hereon have been replaced by the Public Access & Utility Easements being noted as dedicated hereon.
11. Building setbacks vary and are subject to change by Town of Eagle Municipal Code amendment. Refer to Fourth Amended PUD Guide for the Haymeadow Planned Unit Development of Reception No. 202413807 (or as subsequently amended and filed) for further building setback requirements.
12. Parcel dimensions shown hereon reflect both record and measured bearings and distances, unless otherwise indicated.
13. The error of closure along this subdivision's exterior boundary is less than 110,000.
14. Abrika hereby dedicates and grants to the Town of Eagle, per se, non-exclusive easements as follows:  
A. Storm Drainage Easements on, over, under, across and through those areas designated herein as "Storm Drainage Easements" for the purpose of collection, treatment and installation of domestic public water and/or irrigation water, the installation, use, maintenance and repair of storm drains, gutters, downspouts, and other storm drainage facilities, together with a perpetual right of ingress and egress thereon.  
B. Storm Drainage Easements on, over, under, across and through those areas designated herein as "Storm Drainage Easements" for the purpose of collection, treatment and installation of domestic public water and/or irrigation water, the installation, use, maintenance and repair of storm drains, gutters, downspouts, and other storm drainage facilities, together with a perpetual right of ingress and egress thereon.  
C. General use utility easements on, over, under, across and through those areas designated herein as "Utility Easements" or General Utility Easements for the purpose of the installation, use, repair, replacement, improvement and maintenance of public utility facilities.  
D. Pedestrian Easements on, over, across and through those areas designated herein as "Pedestrian Easements" for use by the public for pedestrian travel.  
E. Metropolitan District Easement. Abrika hereby dedicates to Haymeadow Metropolitan District No. 6, a quasi-municipal corporation of the State of Colorado, a perpetual, non-exclusive easement on, over, under, across and through those areas designated herein as "Non-Potable Irrigation Easements" for the purpose of using, installing, constructing, repairing and replacing facilities of any kind for the purpose of the collection, treatment and installation of domestic non-potable water and/or irrigation water, including, but not limited to, taps and non-potable water lines, together with a perpetual right of ingress and egress thereon.  
F. Open Space parcel Tract C-6 Willow Corridor, created by this Plat, is hereby conveyed to the Town of Eagle, Colorado by Scott Hemmen recorded on JUNE 16, 2025 under Reception No. 202501124.

15. The property shown herein is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such liens may affect this property. This Final Plat does not represent a title search by this surveyor to determine easements or other encumbrances of record. All information pertaining to easements, easement and other encumbrances of record for Tract Z1, Haymeadow Cabin Parcel, according to the Plat, Tracts X and RMF-4, Haymeadow Filing 1, Tract H, Haymeadow Filing 1, Tract G, Haymeadow Filing 1, the title insurance commitments issued by Land Title Quotations Company, Order number RB00073269-6 having a commitment date of 04/14/2023 commitment RB00073269-6 having a commitment date of 04/14/2023 commitment (C), and Order number RB00073269-6 having a commitment date of 04/14/2023 commitment (C). Additionally, Tract H Order number RB00073269-6 having a commitment date of 04/14/2023 commitment (C). This commitment is intended only to show easements and restrictions that are not contained herein.

Every attempt has been made to show all easements and rights-of-way referred to in this insurance policy referenced above. Some items may not be shown if they are standard the commitment covenants (Items 1-7) on the plat of the commitment, or if they are sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc. (Commitment A Items 8-13, 15, 18-50, 52-53, 55-56; Commitment B Items 8-15, 21-25, 27-38, 39-41, and 46-54; Commitment C Items 8-13, 15, 18-50, 52-53, 55-56).

In regards to other such items:

- Item for (A), Right of way for county roads located within the described property. All graphically depictable easements known to the surveyor or reference on the title commitment are shown hereon.
- Item for (A), Right of way easement as granted to Holy Cross Electric Association, Inc. in instrument recorded June 18, 1980 in Book 304 at Page 201 and recorded July 18, 1980 in Book 304 at Page 584. The effects of these documents on the subject parcel are shown hereon.
- Item for (A), Right of way easement as granted to Holy Cross Electric Association, Inc. in instrument recorded June 18, 1980 in Book 304 at Page 201 and recorded July 18, 1980 in Book 304 at Page 584. The effects of these documents on the subject parcel are shown hereon.
- Item for (B), Terms, conditions and provisions of warranty easement deed recorded September 15, 2003 at Reception No. 200305457. Affects the subject parcels as shown hereon.
- Item for (B), Terms, conditions and provisions of warranty easement deed recorded September 15, 2003 at Reception No. 200305457. Affects the subject parcels as shown hereon.
- Item for (C), Land Survey Plat Brush Creek Road Right of Way recorded December 2, 2020 under Reception No. 202003062. Affects the subject parcels as shown hereon.
- Item for (D), Reservation of easements as set forth in deed recorded August 24, 2005 at Reception No. 200502002 and recorded October 4, 2005 Reception No. 321845. The provided copy of this document does not contain the referenced "Attachment 1" which appears to have been the easement description. Said document contains insufficient detail to be graphically depicted. Reception No. 327022 is shown hereon.
- Item for (E), Land Survey Plat Brush Creek Road Right of Way recorded December 2, 2020 under Reception No. 202003062. Affects the subject parcels as shown hereon.
- Item for (F), Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in bicycle and pedestrian trail easement agreement recorded March 24, 2015 under Reception No. 201504431. Easement locations are approximate as they have been scaled from pdf documents as shown hereon.
- Item for (A, B, C), Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in bicycle and pedestrian trail extension agreement recorded October 21, 2015 under Reception No. 201505051. Easement locations are approximate as they have been scaled from pdf documents as shown hereon.
- Item for (A, B, C), Easements, conditions, covenants, restrictions, reservations and notes on the plat of Haymeadow Filing No. 1 recorded May 24, 2019 under Reception No. 201907561. Affects the subject parcels as shown hereon.
- Item for (A), Easements, conditions, covenants, restrictions, reservations and notes on the plat of Haymeadow Cabin Parcel recorded July 29, 2022, under Reception No. 2022127979. Affects the subject parcels as shown hereon.
- Item for (A, B, C), Terms, conditions and provisions of First Amended PUD Guide for the Haymeadow Planned Unit Development recorded June 25, 2021 under Reception No. 202114805, and Third Amended PUD Guide recorded November 8, 2023 under Reception No. 202301526 and Fourth Amended PUD Guide recorded November 12, 2024 under Reception No. 202413807. Reception No. 202301526 and 202413807 supersede the prior documents and affect the subject parcels as shown hereon.
- Item for (A, B, C), Easements, conditions, covenants, restrictions, reservations and notes on the plat of Haymeadow Filing 1, First Amendment, to Dedicate, Vacate, and Amend Various Easements as Depicted Hereon recorded July 7, 2021 under Reception No. 202114805. Affects the subject parcels as shown hereon.

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE  
This Plat of Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1, was filed for record in the office of the Eagle County Clerk and Recorder at 2025-07-16 at 10:00 A.M. on the 16th day of July, 2025, and is duly recorded at 2025-07-16.

Reception No. 2025-07-16

EAGLE COUNTY CLERK & RECORDER

By: Scott Hemmen  
Scott Hemmen, Clerk & Recorder

Declarations or Protective Covenants are filed in Book \_\_\_\_\_ at Page \_\_\_\_\_ of Document No. \_\_\_\_\_



Digitally signed by Scott Hemmen  
DN: cn=Scott Hemmen, o=SGM, email=Scott.Hemmen@sgm-inc.com, c=US

Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1  
Town of Eagle, Colorado

FILE NO.	DATE	REVISIONS	DESCRIPTION
2025-07-16	2025-07-16	1	Initial filing
2025-07-16	2025-07-16	2	Revised filing
2025-07-16	2025-07-16	3	Revised filing
2025-07-16	2025-07-16	4	Revised filing
2025-07-16	2025-07-16	5	Revised filing
2025-07-16	2025-07-16	6	Revised filing
2025-07-16	2025-07-16	7	Revised filing
2025-07-16	2025-07-16	8	Revised filing
2025-07-16	2025-07-16	9	Revised filing
2025-07-16	2025-07-16	10	Revised filing

Certifications and Notes

Sheet No. 1  
Of: 8

## 202507875

**SGM**  
118 West Sixth Street, Suite 200  
Glenwood Springs, CO 81601  
970.945.1004  
[www.sgm-inc.com](http://www.sgm-inc.com)



down Filing 2, A Replat of Tract Z1 of  
down Cabin Parcel and Tracts G, H,  
4, and X of Haymeadow Filing 1  
Town of Eagle, Colorado

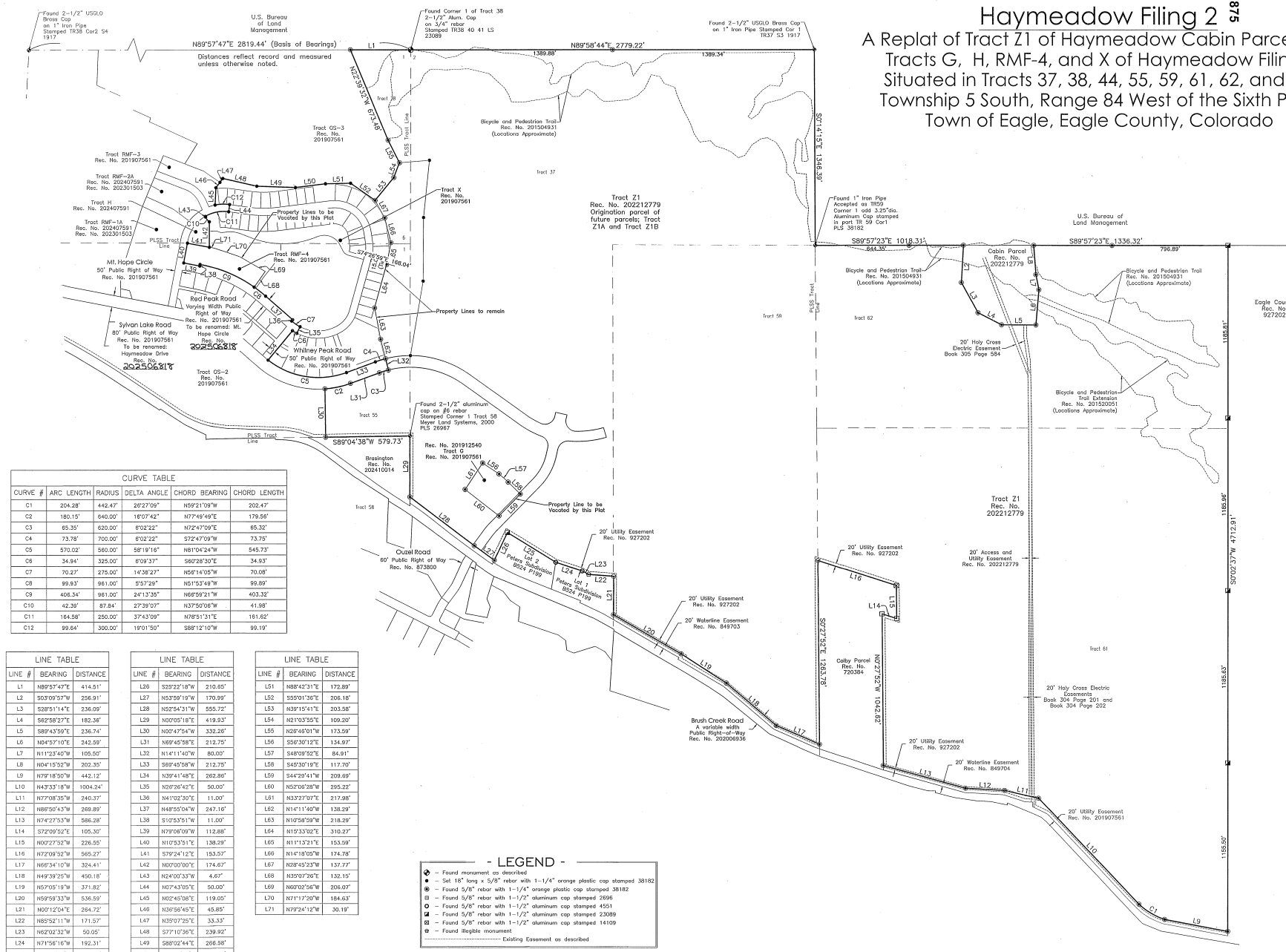
DATE	NAME	ADDRESS	CITY	STATE	ZIP
1					
2					
3					
4					
5					
6					
7					
8					
9					

Notarize: According to Colorado Law, you must commence any legal action within 6 months of the date of the defect. If you do not, you will lose your right to sue. To discover such defects, in no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the survey.

Job No. 2016-277.5  
Drawn by: MEV  
Date: 05/06/2022  
Approved: [Signature] PLS: SA  
2024-Filing 2 HagMaudow TrRMF4-TrX-Tr

### Subdivision Overview

Sheet No. **2**



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	204.28	442.47	282°37'09"	N59°11'09"W	202.47
C2	180.15	840.00	180°00'00"	N77°00'00"E	178.58
C3	65.35	840.00	61°02'21"	N42°00'00"E	65.32
C4	73.76	700.00	67°02'28"	S72°47'00"E	73.75
C5	570.02	580.00	58°16'18"	N81°04'24"W	545.73
C6	34.94	326.00	6°09'37"	S68°28'30"E	34.93
C7	70.27	275.00	14°38'27"	N56°14'05"W	70.08
C8	99.83	961.00	5°57'29"	N51°55'03"E	99.89
C9	406.34	861.00	241°33'35"	N66°56'10"E	403.32
C10	42.35	98.74	27°39'07"	N37°50'06"W	41.98
C11	164.58	250.00	374°33'09"	N78°51'31"E	161.62
C12	99.64	350.00	19°01'50"	S88°12'10"W	99.19

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N89°57'47"E	414.51'	
L2	S50°30'59"W	256.91'	
L3	S26°51'14"E		
L4	S68°28'52"E	182.36'	
L5	S84°43'59"E	236.74'	
L6	N04°57'10"E	243.59'	
L7	N11°23'40"W	105.50'	
L8	N04°15'52"W	202.35'	
L9	N78°18'50"W	442.12'	
L10	H43°33'13"	1004.24'	
L11	N77°08'35"E	240.37'	
L12	N89°50'43"E	269.89'	
L13	N74°47'53"W	586.28'	
L14	S72°09'52"E	105.30'	
L15	N00°27'22"E	226.55'	
L16	N79°20'52"E	565.27'	
L17	N65°34'10"E	324.41'	
L18	N49°34'25"E	450.18'	
L19	R5°05'19"E	371.82'	
L20	H55°59'33"E	536.59'	
L21	N00°12'04"E	264.72'	
L22	N85°52'11"E	171.57'	
L23	N62°02'32"E	50.05'	
L24	N71°56'16"E	192.31'	
L25	H50°31'56"E	360.77'	

LINE TABLE		
LINE #	BEARING	DISTANCE
L26	S23°22'18"W	210.60
L27	N55°59'19"W	170.99
L28	N55°54'31"W	555.72
L29	N50°05'18"E	419.93
L30	N00°74'18"E	332.26
L31	N86°45'58"E	212.75
L32	N11°41'40"W	80.01
L33	S66°45'58"E	212.75
L34	N39°14'48"E	262.86
L35	N26°26'42"E	50.00*
L36	N41°02'30"E	11.00*
L37	N45°05'40"E	247.16*
L38	S15°53'51"W	11.00*
L39	N71°06'59"E	112.88*
L40	N10°53'51"E	138.29*
L41	S79°24'12"E	153.57
L42	N80°30'00"E	174.67
L43	N24°00'33"E	4.67*
L44	N87°43'59"E	50.00*
L45	N86°45'58"E	119.05
L46	N36°56'45"E	45.85*
L47	N35°07'25"E	33.35*
L48	S77°10'36"E	238.92
L49	S86°02'44"E	266.58
L50	S50°08'18"E	208.27

LINE TABLE		
LINE #	BEARING	DISTANCE
151	N88°42'31"E	172.89'
152	S59°01'36"E	206.18'
153	N39°15'41"E	203.58'
154	N21°03'55"E	169.20'
155	N26°46'01"W	173.59'
156	S35°30'12"E	134.97'
157	S48°09'52"E	84.91'
158	S45°30'19"E	117.70'
159	S54°29'41"E	208.69'
160	N52°06'25"E	255.22'
161	N32°27'19"E	217.98'
162	N11°41'40"W	138.29'
163	N10°58'59"W	218.29'
164	N33°33'02"E	310.27'
165	N11°13'21"E	153.59'
166	N11°18'05"E	174.76'
167	N09°45'23"W	137.77'
168	N30°07'20"E	132.15'
169	N60°02'56"W	206.07'
170	N71°17'20"E	184.63'
171	N79°12'24"E	30.19'

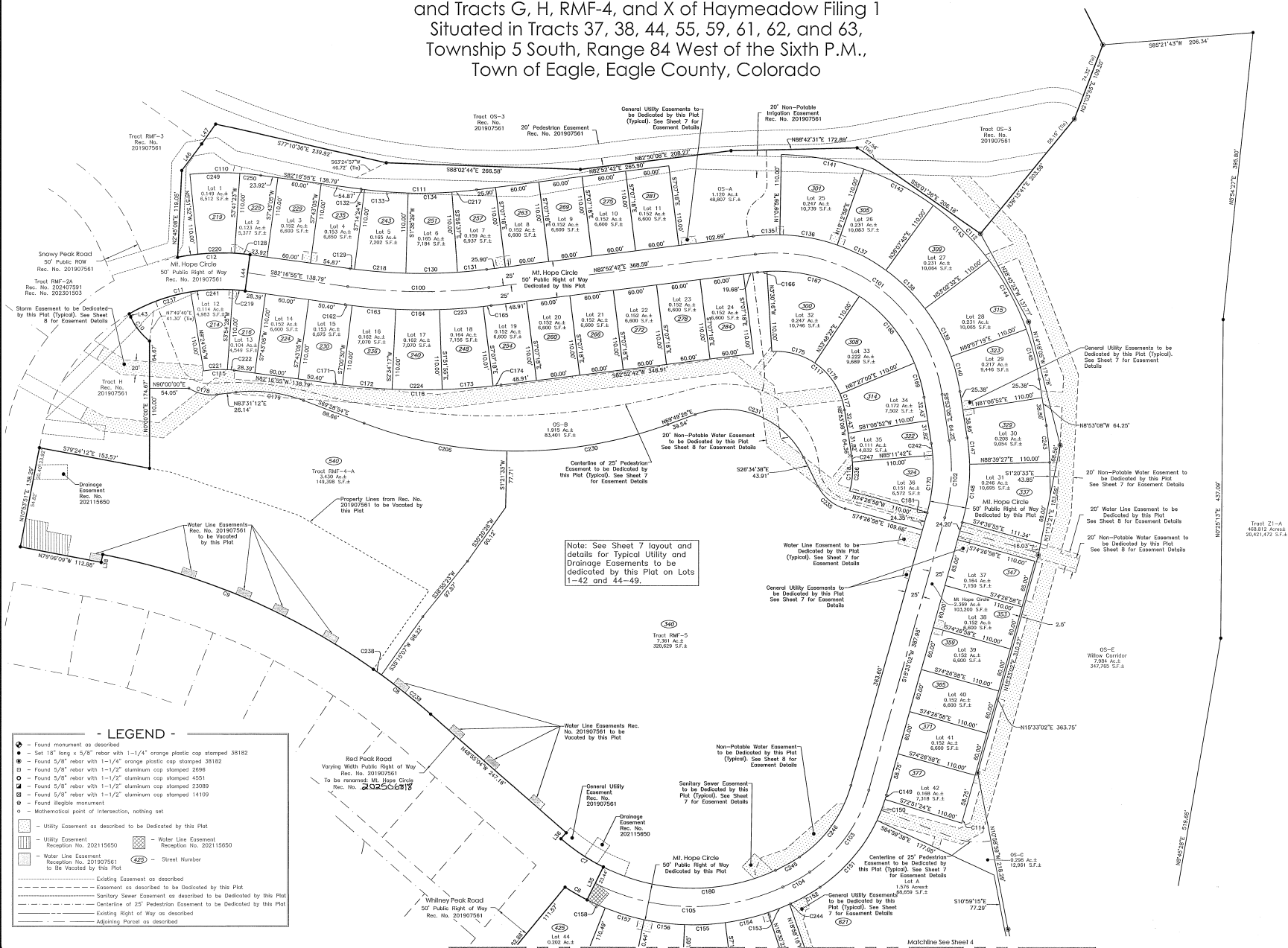
### - LEGEND -

◆	- Found monument as described
●	- 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 legible monument
-----	----- Existing Easement as described

# Haymeadow Filing 2

A Replat of Tract Z1 of Haymeadow Cabin Parcel  
and Tracts G, H, RMF-4, and X of Haymeadow Filing 1  
Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63,  
Township 5 South, Range 84 West of the Sixth P.M.,  
Town of Eagle, Eagle County, Colorado

208507875



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



Haymeadow Filing 2, A Replat of Tract Z1 of  
Haymeadow Cabin Parcel and Tracts G, H,  
RMF-4, and X of Haymeadow Filing 1  
Town of Eagle, Colorado

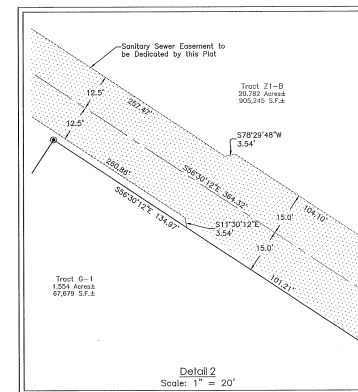
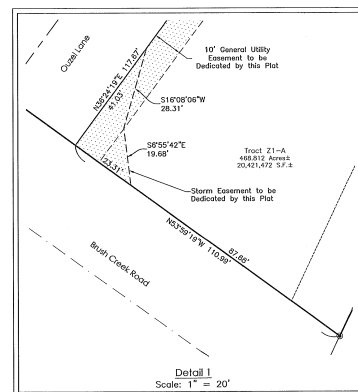
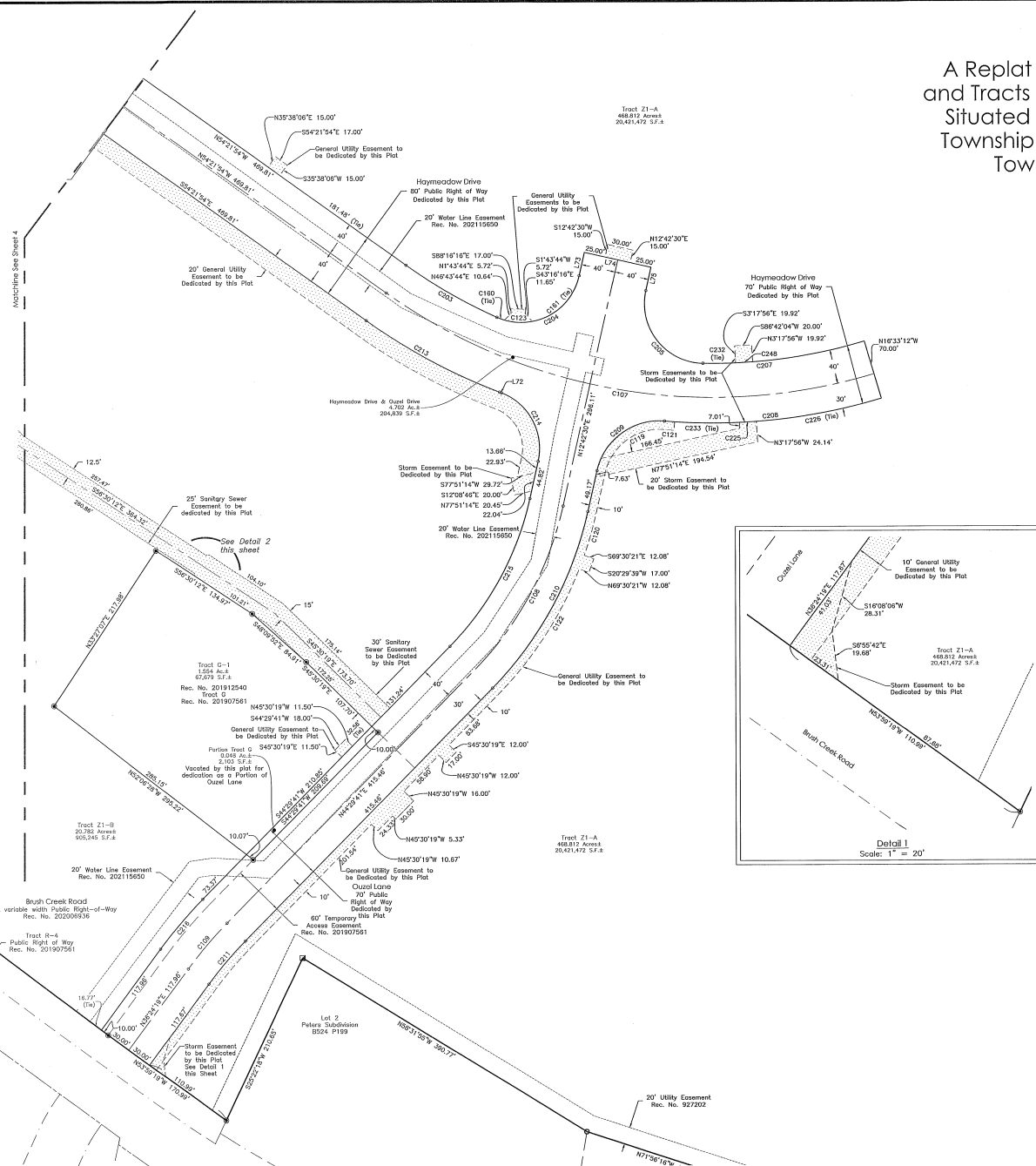
Job No.	2018-2118
Drawn By	MEW
Date	9/20/2023
Approved	SAK
2024 Filing 2 Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1	

Parcels and Easements

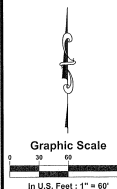
---



Haymeadow Filing 2  
A Replat of Tract Z1 of Haymeadow Cabin Parcel  
and Tracts G, H, RMF-4, and X of Haymeadow Filing 1  
Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63,  
Township 5 South, Range 84 West of the Sixth P.M.,  
Town of Eagle, Eagle County, Colorado



- ## - LEGEND -
- Found monument as described
  - 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 2666
  - Found 5/8" rebar with 1-1/2" aluminum cap stamped 4551
  - Found 5/8" rebar with 1-1/2" aluminum cap stamped 2309
  - Found 5/8" rebar with 1-1/2" aluminum cap stamped 14159
  - ⊖ Found single monument
  - Mathematical point of intersection, nothing set
- 
- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>○ Utility Easement on described by this Plat</li> <li>■ Utility Easement<br/>Reception No. 202115650</li> <li>□ Water Line Easement<br/>Reception No. 20207561<br/>to be Votuted by this Plat</li> </ul> | <ul style="list-style-type: none"> <li>■ Water Line Easement<br/>Reception No. 202115650</li> </ul> |
|---|---|
- 
- Existing Easement as described
- Easement as described to be Deducted by this Plat
- Sanitary Sewer Easement as described to be Deducted by this Plat
- Certificate of 25' Pedestrian Easement to be Deducted by this Plat
- Existing Right of Way as described
- Adjoining Parcel as described



Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1  
Town of Eagle, Colorado

Rev.	Revision	Date	By
1			
2			
3			
4			
5			
6			
7			
8			

Job No. 2016-27  
 Drawn by: \_\_\_\_\_  
 Date: 05/06/2016  
 Approved: \_\_\_\_\_ PLS: \_\_\_\_\_

Notice: According to Colorado Law, you must convenience any legal action  
 based upon any defect in this survey within three years after the first

## Parcels and Easements

Sheet No.

4

아: 8

# Haymeadow Filing 2 A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1 Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63, Township 5 South, Range 84 West of the Sixth P.M., Town of Eagle, Eagle County, Colorado

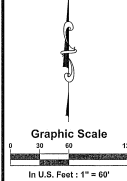
Land Use Table						
Parcel	Square Feet	Acres	Land Use	% of Land Use	Street	Street Name
Lot 3	6000	0.162	Single Family		259	MT Hope Circle
Lot 4	6000.0	0.162	Single Family		259	MT Hope Circle
Lot 5	7282.3	0.162	Single Family		261	MT Hope Circle
Lot 6	7194	0.162	Single Family		261	MT Hope Circle
Lot 7	6000.0	0.162	Single Family		267	MT Hope Circle
Lot 8	6000	0.162	Single Family		269	MT Hope Circle
Lot 9	6000	0.162	Single Family		271	MT Hope Circle
Lot 10	6000	0.162	Single Family		273	MT Hope Circle
Lot 11	6000	0.162	Single Family		281	MT Hope Circle
Lot 14	6000	0.162	Single Family		284	MT Hope Circle
Lot 15	6000	0.162	Single Family		286	MT Hope Circle
Lot 16	7070.2	0.162	Single Family		286	MT Hope Circle
Lot 17	7070.2	0.162	Single Family		286	MT Hope Circle
Lot 18	7194.2	0.162	Single Family		286	MT Hope Circle
Lot 19	6000	0.162	Single Family		284	MT Hope Circle
Lot 20	6000	0.162	Single Family		286	MT Hope Circle
Lot 21	6000	0.162	Single Family		286	MT Hope Circle
Lot 22	6000	0.162	Single Family		272	MT Hope Circle
Lot 23	6000	0.162	Single Family		278	MT Hope Circle
Lot 24	6000	0.162	Single Family		284	MT Hope Circle
Lot 25	10278.0	0.241	Single Family		301	MT Hope Circle
Lot 26	10280.1	0.231	Single Family		305	MT Hope Circle
Lot 27	10280.6	0.231	Single Family		309	MT Hope Circle
Lot 28	10264.7	0.231	Single Family		315	MT Hope Circle
Lot 29	9445.4	0.210	Single Family		323	MT Hope Circle
Lot 30	9033.8	0.200	Single Family		329	MT Hope Circle
Lot 31	9034.7	0.244	Single Family		337	MT Hope Circle
Lot 32	10274.8	0.247	Single Family		339	MT Hope Circle
Lot 33	9883.4	0.222	Single Family		338	MT Hope Circle
Lot 34	7922.6	0.172	Single Family		314	MT Hope Circle
Lot 35	7190	0.164	Single Family		247	MT Hope Circle
Lot 36	6000	0.162	Single Family		303	MT Hope Circle
Lot 38	6000	0.162	Single Family		305	MT Hope Circle
Lot 40	6000	0.162	Single Family		309	MT Hope Circle
Lot 41	6000	0.162	Single Family		371	MT Hope Circle
Lot 42	6180	0.169	Single Family		377	MT Hope Circle
Lot 44	6000	0.230	Single Family		428	MT Hope Circle
Lot 45	7207.5	0.160	Single Family		419	MT Hope Circle
Lot 46	7184.6	0.160	Single Family		415	MT Hope Circle
Lot 47	7282.3	0.160	Single Family		409	MT Hope Circle
Lot 48	7411.9	0.162	Single Family		402	MT Hope Circle
Lot 49	12143.6	0.279	Single Family		481	Haymeadow Dr
Lot 50	10291.1	0.244	Single Family		601	Haymeadow Dr
Lot 51	10292	0.291	Single Family		621	Haymeadow Dr
Lot 52	10289.6	0.282	Single Family		641	Haymeadow Dr
Lot 53	10282.2	0.252	Single Family		651	Haymeadow Dr
Total Single Family (68 Lots)						
368301.2						
368301.2						
1.00%						
Lot 1	6011.6	0.140	Duplex		219	MT Hope Circle
Lot 2	5979.8	0.132	Duplex		235	MT Hope Circle
Lot 10	4882.7	0.114	Duplex		214	MT Hope Circle
Lot 13	4640	0.104	Duplex		210	MT Hope Circle
Lot 35	4831.5	0.111	Duplex		322	MT Hope Circle
Lot 38	6071.9	0.151	Duplex		324	MT Hope Circle
Total Duplex (6 Lots)						
32253.5						
32253.5						
0.14%						
OS-A	4882.8	1.159	Open Space			
OS-B	43401.3	1.915	Open Space			
OS-C	12061.4	0.269	Open Space			
OS-D	22602.3	0.501	Open Space			
OS-E (Wash. Corridor)	34716.3	7.884	Open Space			
Total Open Space (5 Tracts)						
91267						
91267						
2.23%						
MT Hope Circle	10219.9	2.369	Public ROW			
Haymeadow Drive & Oculi Circle	20483.1	4.702	Public ROW			
Alley	12276	0.216	Public ROW			
To be Dedicated for Public Right of Way						
21427						
Total ROW						
322619.6						
322619.6						
1.40%						
Lot A	6866.6	0.156	Commercial/Office		021	Haymeadow Dr
Tract G-1	67679.4	1.554	Fire Station			
Tract RMF-4-A	149397.2	3.430	Future Development		640	MT Hope Circle
Tract RMF-5	200029.5	7.361	Future Development		340	MT Hope Circle
Tract A-1	2042147.3	468.812	Future Development		88.10%	
Tract A-2	99265.1	2.262	Future Development		2.91%	
Haymeadow F2 Overall						
23173753.6						
23173753.6						
100.00%						

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	194.25'	750.00'	145°02'23"	S89°42'06"E	193.71'
C101	354.20'	230.00'	88°14'10"	S53°00'13"E	320.22'
C102	106.62'	250.00'	24°26'10"	S07°19'57"W	105.82'
C103	141.06'	200.00'	40°24'43"	S35°45'24"W	138.16'
C104	42.05'	250.00'	9°38'10"	S60°46'51"W	42.00'
C105	266.23'	300.00'	50°50'46"	N88°58'41"W	257.58'
C106	574.00'	660.00'	49°49'47"	N79°16'47"W	556.06'
C107	601.17'	660.00'	52°11'18"	N80°27'33"W	580.60'
C108	221.91'	400.00'	31°17'11"	N28°38'05"E	218.08'
C109	70.59'	500.00'	8°05'22"	N47°27'00"E	70.54'
C110	97.20'	410.00'	13°34'57"	S89°04'24"E	95.97'
C111	159.29'	615.00'	14°50'23"	S89°42'06"E	158.84'
C112	559.32'	365.00'	79°57'04"	N45°51'40"W	469.00'
C113	71.82'	620.00'	6°36'46"	N67°43'33"W	71.88'
C114	6.31'	325.00'	1°35'34"	N18°20'49"E	6.31'
C115	41.83'	140.00'	17°07'11"	S89°02'30"W	41.68'
C116	229.22'	885.00'	14°50'23"	N89°42'06"W	228.58'
C117	140.20'	95.00'	84°33'33"	N51°13'52"W	127.82'
C118	48.39'	115.00'	24°06'41"	N03°10'13"E	48.04'
C119	93.15'	65.00'	82°06'40"	S53°45'49"W	85.38'
C120	51.29'	440.00'	6°49'44"	S16°02'32"W	51.26'
C121	12.07'	700.00'	0°59'18"	N48°40'30"W	12.07'
C122	175.81'	440.00'	22°53'37"	S33°02'52"W	174.64'
C123	33.07'	700.00'	2°54'17"	N87°01'14"W	32.77'
C124	288.47'	444.55'	50°04'03"	S81°00'38"E	378.23'
C125	185.23'	40.00'	26°18'56"	S28°35'50"W	58.83'
C126	36.55'	27.00'	77°32'22"	N59°30'22"W	33.82'
C127	347.54'	467.55'	42°32'18"	N67°59'24"W	338.59'
C128	16.07'	300.00'	3°04'58"	N62°46'59"W	16.07'
C129	6.95'	725.00'	0°29'41"	S82°31'15"E	6.95'
C130	70.67'	725.00'	5°39'06"	N89°50'59"E	70.64'
C131	40.21'	725.00'	3°10'40"	N84°28'02"E	40.20'
C132	5.13'	615.00'	0°28'41"	S82°31'15"E	5.13'
C133	60.10'	615.00'	5°35'57"	S89°33'34"E	60.08'
C134	59.95'	615.00'	5°35'06"	N89°50'54"E	59.92'
C135	36.87'	255.00'	8°17'01"	N87°01'13"E	36.84'
C136	80.30'	255.00'	18°02'33"	S79°49'00"E	79.97'
C137	75.25'	255.00'	16°54'26"	S82°30'31"E	74.97'
C138	75.25'	255.00'	16°54'31"	S49°26'02"E	74.98'
C139	75.25'	255.00'	16°54'38"	S28°31'27"E	74.99'
C140	49.77'	255.00'	11°11'00"	S14°28'38"E	49.69'
C141	114.95'	365.00'	18°02'41"	N78°48'52"W	114.48'
C142	107.72'	365.00'	16°54'32"	N82°20'15"W	107.33'
C143	107.72'	365.00'	16°54'36"	N49°25'41"W	107.33'
C144	107.72'	365.00'	16°54'41"	N26°31'02"W	107.34'
C145	71.20'	365.00'	11°10'54"	N14°28'25"W	71.08'
C146	137.46'	310.22'	6°09'39"	S71°14'04"W	137.39'
C147	36.20'	275.00'	7°30'35"	S00°06'51"E	36.18'
C148	80.28'	275.00'	16°43'38"	S07°01'16"W	80.06'
C149	6.25'	225.00'	1°39'34"	S18°20'49"W	6.25'
C150	30.88'	225.00'	7°51'46"	S21°04'29"W	30.85'
C151	121.57'	225.00'	30°57'24"	S49°26'04"W	120.09'
C152	46.25'	275.00'	9°38'10"	S60°46'51"W	46.20'
C153	31.99'	325.00'	5°38'22"	S68°40'26"W	31.86'
C154	60.20'	325.00'	10°36'45"	S76°48'00"W	60.11'
C155	55.89'	325.00'	9°51'09"	S87°01'57"W	55.82'
C156	55.93'	325.00'	9°51'34"	N82°08'42"W	55.86'
C157	55.78'	325.00'	9°50'03"	N72°15'54"W	55.71'
C158	27.19'	325.00'	4°47'34"	N65°57'05"W	27.18'
C159	5.08'	1310.22'	0°13'16"	S74°21'01"W	5.06'
C160	8.44'	70.00'	7°14'48"	S89°27'15"W	8.44'
C161	81.53'	70.00'	68°14'08"	N46°04'34"E	77.90'
C162	9.65'	775.00'	0°42'35"	S67°38'17"W	9.60'
C163	60.01'	775.00'	4°28'13"	N89°12'36"W	60.00'
C164	60.01'	775.00'	4°28'13"	N89°38'49"W	60.00'
C165	11.09'	775.00'	0°49'11"	S83°17'17"W	11.09'
C166	12.93'	205.00'	3°36'51"	S84°41'08"W	12.93'
C167	133.50'	205.00'	3°18'48"	N74°51'02"W	131.16'
C168	120.38'	205.00'	33°38'38"	N39°22'19"W	118.65'
C169	48.89'	205.00'	13°39'52"	N15°43'04"W	48.77'
C170	78.28'	225.00'	20°11'23"	N05°17'23"E	78.87'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C171	10.96'	885.00'	0°42'35"	N89°38'12"W	10.96'
C172	68.53'	885.00'	4°26'13"	N89°12'36"W	68.52'
C173	70.10'	885.00'	4°32'19"	S89°51'55"W	70.08'
C174	11.09'	885.00'	0°43'04"	S83°14'14"W	11.09'
C175	61.87'	95.00'	37°19'01"	N74°51'08"W	60.79'
C176	55.78'	95.00'	33°36'38"	N39°22'19"W	54.99'
C177	22.66'	95.00'	13°39'52"	N19°43'04"W	22.60'
C178	40.24'	60.00'	38°25'30"	S77°16'03"E	39.49'
C179	94.24'	200.00'	29°59'53"	S82°58'51"E	93.37'
C180	244.04'	275.00'	50°50'46"	S88°58'41"E	236.11'
C181	0.65'	225.00'	0°09'58"	N15°28'03"E	0.65'
C182	97.05'	444.55'	12°30'28"	S82°13'50"E	96.85'
C183	74.74'	444.55'	9°37'58"	S73°18'03"E	74.65'
C184	74.26'	444.55'	8°34'17"	S82°54'11"E	74.18'
C185	74.43'	444.55'	9°35'45"	N87°30'48"E	7

# Haymeadow Filing 2

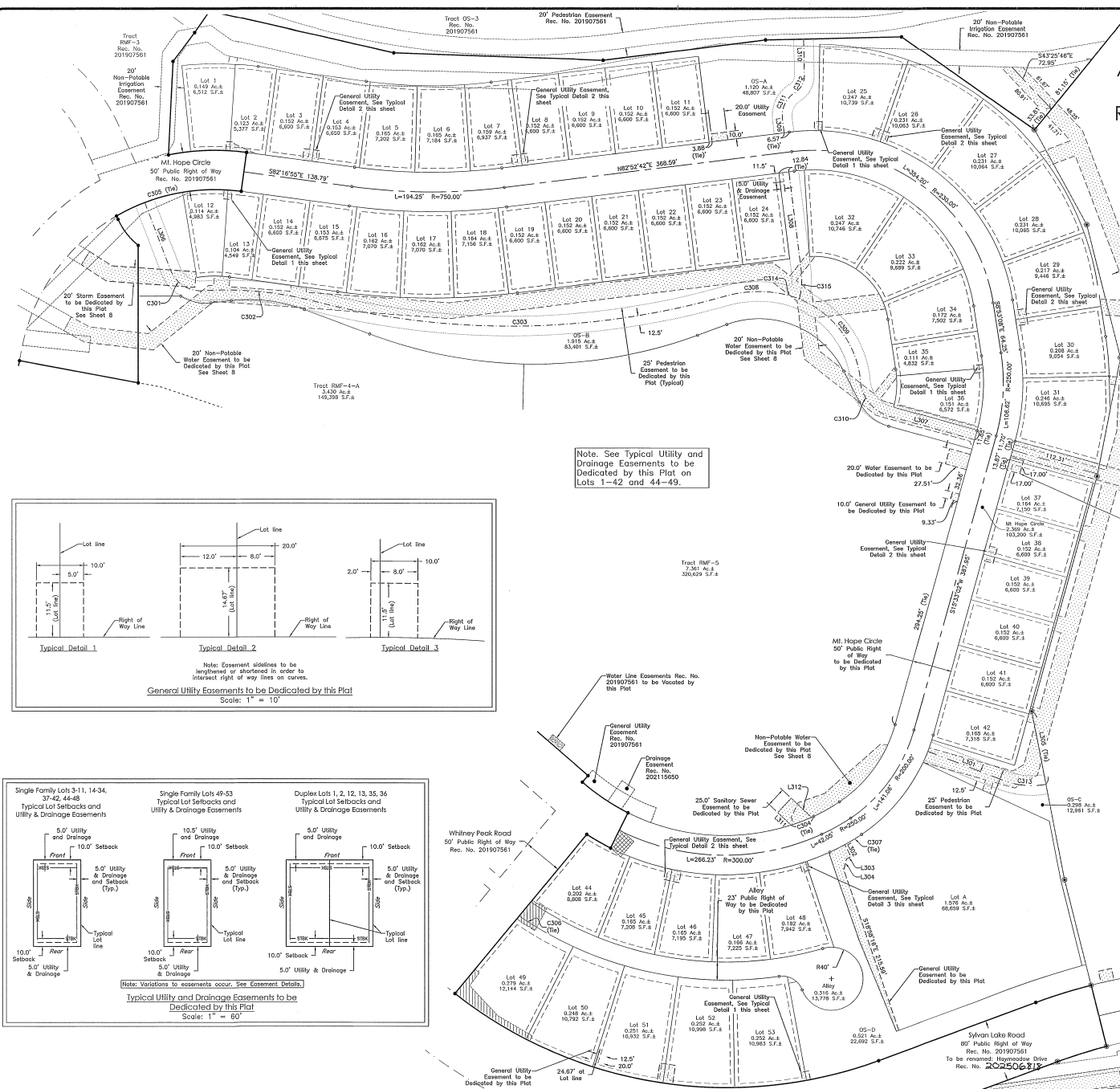
A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1 Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63, Township 5 South, Range 84 West of the Sixth P.M., Town of Eagle, Eagle County, Colorado



**SGM**  
119 West Sixth Street, Suite 200  
Glenwood Springs, CO 81601  
970.945.1004  
www.sgminc.com



Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, H, RMF-4, and X of Haymeadow Filing 1, Town of Eagle, Colorado



**LINE TABLE**

LINE #	BEARING	DISTANCE
L301	S88°55'31"E	102.76'
L302	S28°56'43"E	17.13'
L303	S63°03'17"W	6.24'
L304	S14°23'22"W	14.31'
L305	S10°58'59"E	94.61'
L306	S20°51'08"E	91.97'
L307	S74°27'15"E	110.14'
L308	N07°07'18"W	125.93'
L309	N07°07'18"W	17.62'
L310	N01°20'06"W	46.00'
L311	N44°49'10"W	23.19'
L312	S48°49'10"E	35.37'

**CURVE TABLE**

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C301	52.47'	41.24'	72°54'23"	S57°18'20"E	49.00'
C302	142.14'	447.07'	18°13'01"	S84°39'01"E	141.54'
C303	526.16'	1006.00'	30°19'07"	N89°17'56"E	523.01'
C304	31.00'	275.00'	6°22'40"	N86°46'50"E	31.01'
C305	49.96'	250.00'	11°37'02"	S74°52'23"W	49.98'
C306	26.51'	467.50'	3°14'56"	S57°19'13"E	26.51'
C307	25.08'	275.00'	5°13'29"	N58°34'30"E	25.07'
C308	69.23'	156.66'	25°19'11"	N68°47'58"E	68.67'
C309	132.42'	125.00'	60°41'52"	S37°44'54"E	126.32'
C310	68.07'	51.08'	76°22'54"	S38°23'30"E	63.14'
C311	39.76'	34.95'	65°10'34"	N22°27'59"E	37.65'
C312	25.88'	24.94'	59°26'41"	N28°19'56"E	24.73'
C313	55.15'	100.00'	31°35'48"	S84°43'25"E	54.45'
C314	27.15'	125.00'	12°26'37"	S74°19'08"E	27.09'
C315	37.31'	100.00'	21°22'38"	N02°34'01"E	37.09'

- LEGEND -**
- Found monument as described
  - 5/8" 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 23099
  - Found 5/8" rebar with 1-1/2" aluminum cap stamped 14109
  - Found flagpole monument
  - Mathematical point of intersection, nothing set
  - Utility Easement as described to be Dedicated by this Plat
  - Utility Easement Reception No. 222115550
  - Water Line Easement Reception No. 222115550
  - Water Line Easement Reception No. 201907561
  - Street Number
  - Existing Easement as described
  - Easement as described to be Dedicated by this Plat
  - Sanitary Sewer Easement as described to be Dedicated by this Plat
  - Outlines of 25' Pedestrian Easement to be Dedicated by this Plat
  - Limits of 25' Pedestrian Easement
  - Existing Right of Way as described
  - Adjoining Parcel as described
  - STW - Building Setback

**Easement Details**

Sheet No. 7

Of: 8



[illegible]