

Exhibit A - Draft Plat

Certificate of Dedication and Ownership
Know all men by these presents that Bryan D. Mullet and Tommie C. Belz along with FirstBank being sole owner(s) in fee simple, mortgagee or lien holder of all that real property situated in Eagle County, Colorado described as follows:

Lots A, B, C, and D, F.B.R. Townhomes according to the Final Plat thereof recorded August 28, 1995 as Reception No. 570696 in the Office of the Eagle County Clerk and Recorder, County of Eagle, State of Colorado.

containing 0.4460 acres more or less; have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this final plat under the name and style of: MULLET SUBDIVISION, a subdivision in the County of Eagle; and do hereby accept the responsibility for the completion of required improvements; and do hereby dedicate and set apart all of the public roads and other 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 herein, unless otherwise expressly provided thereon; and do hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established.

EXECUTED this ____ day of _____, A.D., 20__.

Owner: Bryan D. Mullet and Tommie C. Belz

By: _____ and _____
Bryan D. Mullet Tommie C. Belz

Address: 4307 67th Ave. W, APT B
University Place, Wa. 98466

STATE OF _____)
COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, A.D. 20__, by Bryan D. Mullet and Tommie C. Belz as Owner.

My Commission expires _____
Witness my hand and official seal.

Notary Public

(SEAL)

Lender Consent
FirstBank being the beneficiary of the deed of trust recorded in the office of the clerk and recorder of Eagle County as Reception No. _____, as amended from time to time, hereby consents to and approves this final plat of Mullet Subdivision and agrees that any foreclosure or other enforcement action under such deed of trust shall not cause a termination or invalidation of this final plat.

By: _____
Authorized Signer

STATE OF _____)
COUNTY OF _____)
The foregoing lender consent was acknowledged before me this ____ day of _____, 20__ by _____ as an Authorized Signer for _____.

My Commission Expires: _____

Witness My Hand And Official Seal.

Notary Public

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 plat are paid in full.

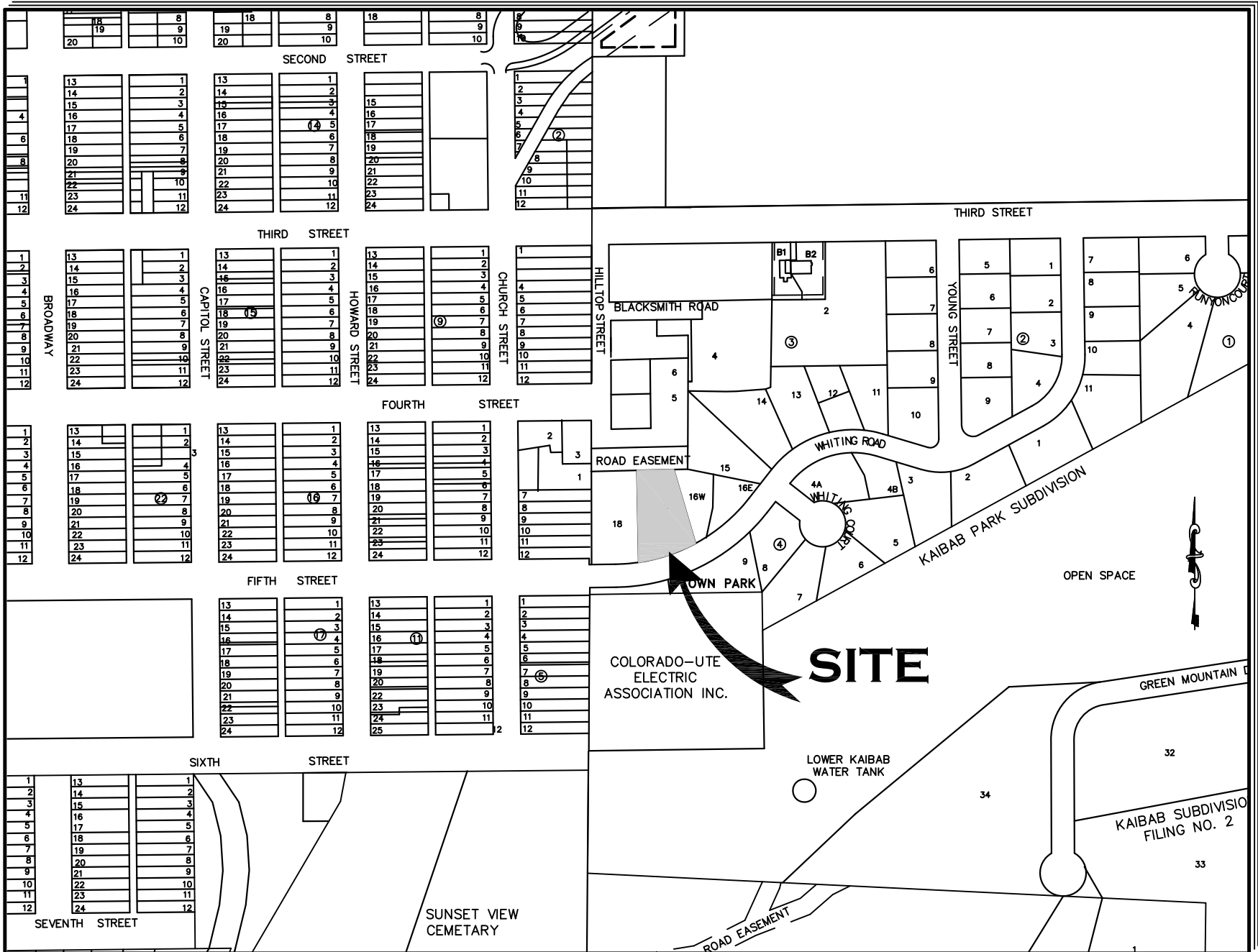
Dated this day ____ of _____, A.D., 20__.

Treasurer of Eagle County

LAND USE SUMMARY			
LOT	LAND USE	AREA	Address
LOT 1	Residential	0.1875 Acres	481 Whiting Road
LOT 2	Duplex Unit	0.0628 Acres	483 Whiting Road
LOT 3	Duplex Unit	0.0672 Acres	485 Whiting Road
Lot 4	Residential	0.1293 Acres	487 Whiting Road
TOTAL=		0.4468 ACRES	

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

FINAL PLAT
MULLET SUBDIVISION
Town of Eagle, County of Eagle, State of Colorado
A Resubdivision of Lots A, B, C & D
F.B.R. Townhomes



SCALE 1" = 300'
PORTION OF SECTION 4,
TOWNSHIP 5 SOUTH, RANGE 84 WEST, 6th P.M.

SURVEYOR'S NOTES:

- 1) The purpose of this Final Plat is to vacate previously platted lot lines that created Lots, A, B, C, and D, F.B.R. Townhomes along with certain easement portions and to create new Lots 1, 2, 3, and 4 and easements, all as shown herein.
- 2) Survey Date: June, 2025.
- 3) Address: See Land Use Summary hereon.
- 4) Basis of Bearing: S 00°43'00" W between found survey monuments marking AP 3 Tract 71 and the southwest corner of Kaibab Park Subdivision Filing 1, as shown and described hereon. This bearing is based off the Final Plat of Kaibab Park Subdivision, Filing No. 1 recorded July 02, 1971 in Book 220 at Page 939.
- 5) Record Legal description and Easements shown hereon are based on Deeds recorded as Reception No. 202202752, Reception No. 202517569, Reception No. 202517570, and Reception No. 202517571, along with, the herein referenced Final Plat of F.B.R. Townhomes and Old Republic National Title Insurance Company title commitment order No. V50074094-3 provided by Land Title Guarantee Company and dated December 19, 2025. In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-11, 13, 14, 17 and 18 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
 - Item 12 - Rocky Mountain Natural Gas Company Easement, does not effect subject parcel.
 - Item 15 - This Parcel is subject to all Easements, Restrictions, Covenants and Restrictions defined on the hereon referenced Final Plat of Kaibab Park Subdivision Filing 1 as recorded in Book 220 at Page 939, in the Office of the Eagle County Clerk and Recorder.
 - Item 16 - This Parcel is subject to all Easements, Restrictions, Covenants and Restrictions defined on the hereon referenced Final Plat of F.B.R. Townhomes as recorded as Reception No. 5706936, in the Office of the Eagle County Clerk and Recorder.
- 6) This parcel is subject to all terms and conditions defined in the Party Wall Agreement as recorded the ____ day of _____, 2025 as Reception No. _____ in the Office of the Eagle County Clerk and Recorder.

PERTAINING TO HEREIN CREATED EASEMENTS:

- 7) the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:
 - a) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility Easement" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
 - b) non-exclusive Access, Utility, and Drainage. Easement - on, over, under, above, across and through those areas designated hereon as "Access, Utility and Drainage Easement", for the purpose of i) Ingress and Egress, reasonable ingress and egress of persons including vehicle, foot, bicycle or small wheel use ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow from other lands along with, for mutual benefit of the site, the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.
 - c) non-exclusive Blanket Utility, and Drainage. Easement - on, over, under, above, across and through those areas designated hereon as Lot 1, for the purpose of i) installation, use, repair, replacement, improvement and maintenance of utilities, and / or utility services of any kind, and all related structures, together with right of ingress and egress, and ii) storm drainage, drainage of water flow from other lands along with, for mutual benefit of the site, the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

8) Lineal Units of the U.S. Survey Foot were used herein.

Clerk and Recorder's Certificate
This Plat was filed for record in the Office of the Clerk and Recorder at ____ o'clock ___, on this ____ day of _____, 20__ and is duly recorded at Reception No. _____.

Clerk and Recorder

By: _____
Deputy

Board of Trustees Certificate
This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this _____ day of _____, 20__, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of 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 Board of Trustees 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 Board of Trustees.

TOWN OF EAGLE, COLORADO

By: _____

Mayor

Witness my hand and seal of the Town of Eagle, Colorado.

ATTEST:

Planning Commission Certificate

This Plat approved by the Town of Eagle Planning Commission the ____ day of _____, 202__.

Chairman

Title Certificate
_____ does hereby certify that it has examined the Title to all lands shown upon this Plat and that Title to such lands is vested in _____, free and clear of all liens, and encumbrances, except as follows:

Dated this ____ day of _____, A.D., 20__.

AGENT: _____

Surveyor's Certificate
I, Matthew S. Slagle, 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 MULLET SUBDIVISION as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/or 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 applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that such plat has been prepared in accordance with applicable standards of practice, and that such plat 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., 20__.



Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

Revised per New Commitment 01-06-26 MSS
Revised per Town Comments 12-18-25 MSS



SLAGLE SURVEY SERVICES

- P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT MULLET SUBDIVISION Town of Eagle, County of Eagle, State of Colorado A Resubdivision of Lots A, B, C & D, F.B.R. Townhomes		
DRAWN BY: MSS	JOB NUMBER: 24022	DRAWING NAME: 24022_FP.dwg
SHEET 1 OF 2		DATE: 03-11-2025

