

**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. 202212779; 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. 20215650; 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 designate the same as Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, Tract 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 herein, including rights-of-way, avenues, drives, courts, places, and alleys, the public lands shown herein for their indicated public use, and the waterline, non-potable irrigation, utility and drainage easements shown herein 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, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Owner: Abrika Properties, LLC, a Florida limited liability company.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of: Abrika Properties, LLC, a Florida limited liability company.

Witness my hand and official seal \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
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 designate the same as Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, 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 herein, including avenues, drives, courts, places, and alleys, the public lands shown herein for their indicated public use, and the utility and drainage easements shown herein for utility and drainage purposes only.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Owner: Greater Eagle Fire Protection District, a Colorado quasi-municipal corporation and subdivision of the State of Colorado.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of: Greater Eagle Fire Protection District, a Colorado quasi-municipal corporation and subdivision of the State of Colorado

Witness my hand and official seal \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Notary Public

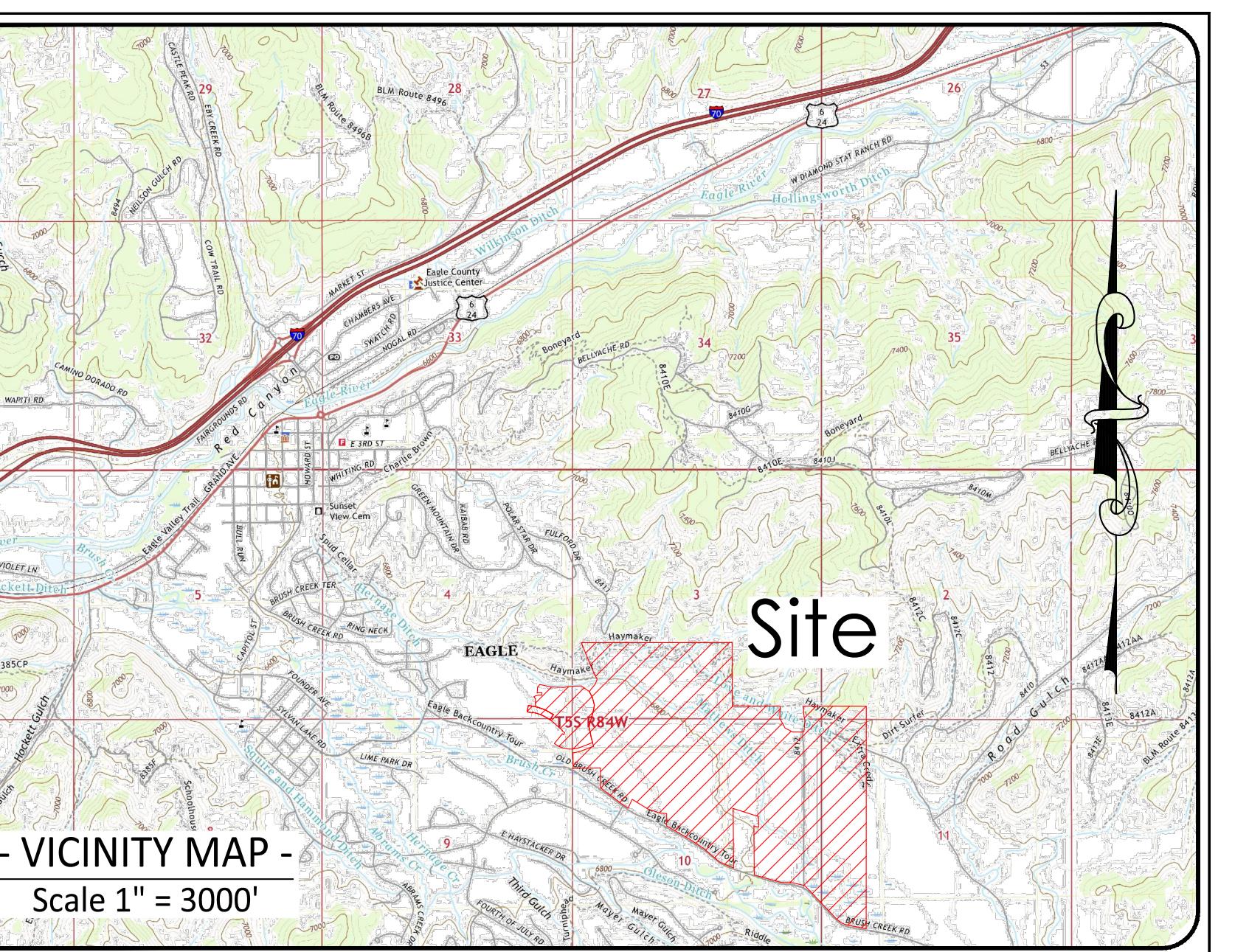
**HARRIS  
KOCHE  
SMITH**

1120 Lincoln Street, Suite 1000  
Denver, CO 80203  
303.623.3300  
DESIGN ENGINEER

**REVIEW COPY**

## Haymeadow Filing 2

### A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, 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



#### NOTES:

1. The purpose of this Plat of Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 is to adjust existing Lot lines, to create additional Lots, and to dedicate and vacate Easements and Right of Ways as shown herein.  
2. Basis of Bearings: Bearings shown herein are based on an assumed bearing of N89°57'47"E along the line between Corner 2 of Tract 38, a 2 1/2" USGLO 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 herein.  
3. Survey date: February 2024.  
4. Utility line easements are displayed in US Survey Feet.  
5. Flood Zone Classification: Flood Hazard Zone information: Zone X according to FIRM Map Number 08037CO393D with an effective date of December 4, 2007.  
6. All property located within this Plat of the Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 is 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. 202114805 and the First Amended PUD Guide for the Haymeadow Planned Unit Development recorded at 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 = P.M.; Reception Number = Reception No.; Rec.No. or Rec.; Rec'd; Typical Easement Type; Tract = TR; Utility Easement = UE; United States General Land Office = USGLO.  
8. Lots and tracts created by this Plat, excepting those portions of lots that are dedicated and by deed conveyed to the Town of Eagle, are not currently, but may in the future, be subject to their own Declaration for Haymeadow recorded January 27, 2023 under Reception No. 202300905 and First Amendment to Declaration for Haymeadow recorded February 9, 2024 under Reception No. 202401382 and the Second Amendment to Declaration recorded August 7, 2024 under Reception No. 202408973. First Supplement recorded January 23, 2025 under Reception No. 202501042; and Second Supplement recorded January 23, 2025 under Reception No. 202501042; and Third Supplement recorded January 23, 2025 under Reception No. 202501042; and Fourth Supplement recorded January 23, 2025 under Reception No. 202501042.  
9. This subdivision is subject to that certain Subdivision Improvement Agreement recorded on \_\_\_\_\_ under Reception No. 202501042.  
10. Easements depicted herein have been replaced by the Public Access & Utility Easements being noted as dedicated herein.  
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 at Rec. No. 202413867 (or as subsequently amended and filed) for further building setback requirements.  
12. Parcel dimensions shown herein reflect the record and measured bearings and distances, unless otherwise indicated.  
13. The error of closure along this subdivision's exterior boundary is less than 1:10,000.  
14. Abrika hereby dedicates and grants to the Town of Eagle, perpetual, non-exclusive easements as follows:  
a. Storm Draining Easements on, over, under, above, across and through those areas designated herein as "Draining Easement" for the purposes of storm drainage, including water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures, including but not limited to swales, gutters, ditches, pipes, culverts, storm drains, manholes and inlets, together with a perpetual right of ingress and egress thereto.  
b. Waterline Easements for both domestic and non-potable water service on, over, under, above, across and through those areas designated herein as "Waterline Easement" for the purposes of acquisition, treatment and transmission of sanitary sewer water, the installation, use, repair, replacement, improvement and maintenance of sewer structures including but not limited to manholes, pipes and all related structures, together with a perpetual right of ingress and egress thereto.  
c. Sewer Easements for the disposal and transmission of domestic sewage and storm water, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a perpetual right of ingress and egress thereto.  
d. General use easements on, over, under, above, across and through those areas designated herein as "Utility Easements" or General Utility Easements for the purposes of the installation, use, repair, replacement, improvement and maintenance of public utilities.  
e. Pedestrian Easements on, over, above, across and through those areas designated herein as "Pedestrian Easement" for use by the public, including but not limited to sidewalks, paths, trails, and other areas designed for pedestrian traffic.  
f. Metropolitan District Easement, Abrika hereby dedicates to Haymeadow Metropolitan District No. 6, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District") a perpetual, non-exclusive easement on over, under, above, across and through those areas designated herein as "Non-Potable Irrigation Easement" for the purposes of using, installing, constructing, maintaining, improving, repairing, and replacing facilities of any kind or nature for the transmission of domestic, non-potable water and/or irrigation water, including, but not limited to, tanks and non-potable water wells, together with a perpetual right of ingress and egress thereto.  
g. Open Space parcel Tract OS-E Willow Corridor, created by this Plat, is hereby conveyed to the Town of Eagle, Colorado by Special Warranty Deed recorded on \_\_\_\_\_ under Reception No. 202501042.

15. The property shown herein is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This Final Plat 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, 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, recorded at Reception No. 202114804, the Plat issued by Land Title Guarantor Company, Order number V850073269, having a commitment date of 04/14/2025 commitment (A); Order Number ABC50073573-10 having a commitment date of 04/14/2025 commitment (B); and Order number RND50073651-3 effective date 03/26/2025 commitment (C). Additionally, Tract H Order Number RND50074314 having a commitment date of 04/16/2025, a personal whose lot lines remain unchanged is burdened with an easement by this plat. This commitment is intended only to show ownership a Schedule B2 exceptions analysis is not contained herein.

Every attempt has been made to show all easements and rights-of-way referred to in the title insurance policy referred above. Some such items may not be shown if they are standard title commitment exceptions (Items 1-7) on all of the commitments, or if not 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, 55-63); (Commitment B Items 8-16, 21-25, 27-36, 39-41, and 45-54); (Commitment C Items 8-33, 35, 37-42, (44-50).

In regards to other such items:  
Item for (A). Easement and right of way for Brush Creek. All graphically depictable easements know to the surveyor or reference on the title commitment are shown herein.

Item for (A). Right of way for county roads located within the described property. All graphically depictable easements know to the surveyor or reference on the title commitment are shown herein.

Item for (A, B). 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 305 at Page 584. The effects of these documents on the subject parcels are shown herein.

Item for (A, B). Right of way easement as granted to Holy Cross Electric Association, Inc. in instrument recorded June 18, 1980, in Book 304 of Page 202. Affects the subject parcels as shown herein.

Item for (A, B). Terms, conditions and provisions of warranty easement deed recorded September 15, 2003 at Reception No. 849793, affecting the subject parcels as shown herein.

Item for (A, B). Terms, conditions and provisions of warranty easement deed recorded September 15, 2003 at Reception No. 849704, affecting the subject parcels as shown herein.

Item for (B). Reservation of easements as set forth in record August 24, 2005 at Reception No. 927202 and recorded October 4, 2005 Reception No. 931845, 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. 927202 is shown herein.

Item for (C). Land Survey Plot Brush Creek Road Right of Way recorded December 2, 2020 under Reception No. 202023062. Affects the subject parcels as shown herein.

Item for (A, B). 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. 201504931. Easement locations are approximate as they have been scaled from pdf documents as shown herein.

Item for (A, B). 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. 201520051. Easement locations are approximate as they have been scaled from pdf documents as shown herein.

Item for (A, B). 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 herein.

Item for (A, B). Easements, conditions, covenants, restrictions, reservations and notes on the Plat of Haymeadow Cabin Parcel recorded July 29, 2022, under Reception No. 202212779. Affects the subject parcels as shown herein.

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, 2022 under Reception No. 2023015226 and Fourth Amended PUD Guide recorded November 12, 2024 under Reception No. 202413867. Reception No. 202413867 supercedes the prior documents and affects the subject parcels as shown herein.

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 herein recorded July 07, 2021 under Reception No. 202215650. Affects the subject parcels as shown herein.

**EAGLE COUNTY CLERK AND RECORDER CERTIFICATE**  
This Plat of Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X 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. \_\_\_\_\_.

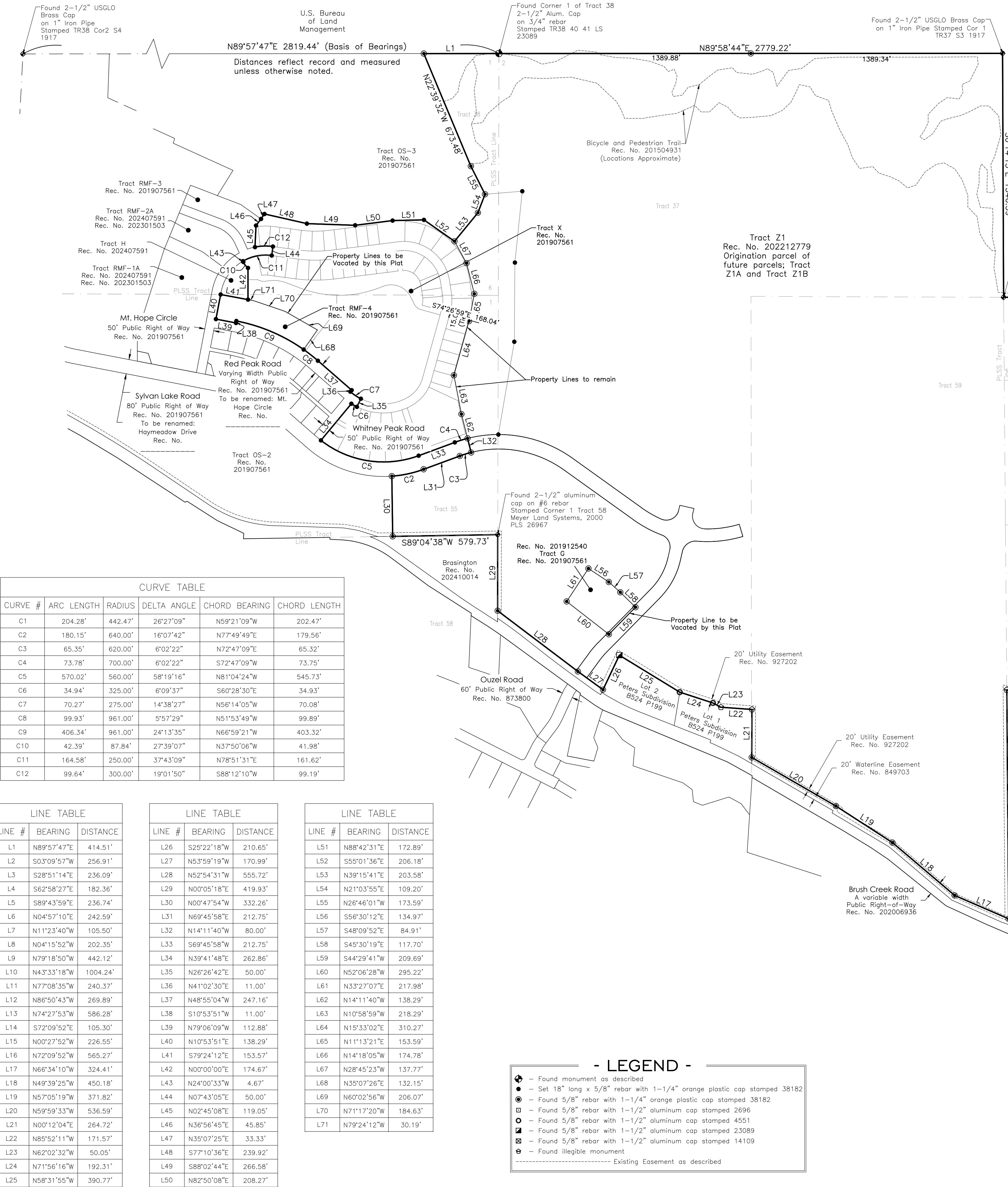
**SGM**  
118 West Sixth Street, Suite 200  
Glenwood Springs, CO 81601  
970.945.1004  
www.sgm-inc.com

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

Date	By:
1	
2	
3	
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9	

Notice: According to Colorado Law, you must commence any legal action or proceeding within ten years from the date of the survey or deed. If you do not, you will lose your right to sue. A survey or deed is not a title insurance policy. It is a record of the survey or deed as of the date of the survey or deed.

**Certifications and Notes**  
Sheet No. 1  
Of: 8



# Haymeadow Filing 2

A Replat of Tract Z1 of Haymeadow Cabin Parcel  
and Tracts G, 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

The logo for SGM (Sexton, Gosselin, and Mouloua) features a stylized 'G' composed of two interlocking, rounded, dark grey shapes. To the right of the logo, the company name 'SGM' is written in a large, bold, black sans-serif font. Below this, the address '1118 West Sixth Street, Suite 200' is printed in a smaller, black sans-serif font.

Glenwood Springs, CO 81601  
970.945.1004  
[www.sgm-inc.com](http://www.sgm-inc.com)

of Haymeadow Cabin Parcel and Tracts  
G, RMF-4, and X of Haymeadow Filing 1  
Town of Eagle, Colorado

ent may any legal action based upon  
sued more than ten years from the  
on.

# Subdivision Overview

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1

**REVIEW COPY**

5	6	7	8	9	Notice: According to Colorado Law, you must commence a survey within three years of the date of the original survey or the date of any defect discovered in this survey. In no event may any legal defect in this survey be commenced more than one year after the date of this certification shown hereon.
<b>2016-277.003</b>					
					<b>MEW</b>
					<b>4/17/2025</b>
					<b>PLS: SAH</b>

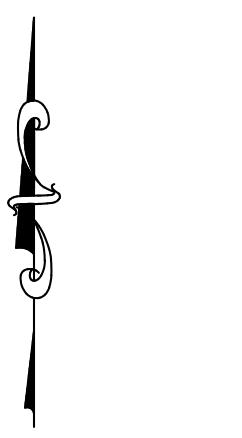
I:\2016\2016-277-Haymeadows\003-Survey\H-Dwgs\Surv\DWG\HayMeadow TrRMF4-TrX-TrZ1.dwg Plotted: 4/17/2025 2:50 PM By: Scott Hemmen





# Haymeadow Filing 2

A Replat of Tract Z1 of Haymeadow Cabin Parcel  
and Tracts G, 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



**Graphic Scale**

A horizontal scale bar with a thick grey line. Above the line, the numbers 0, 30, 60, and 120 are written in black. The distance between 0 and 30 is the same as between 30 and 60, which is the same as between 60 and 120.

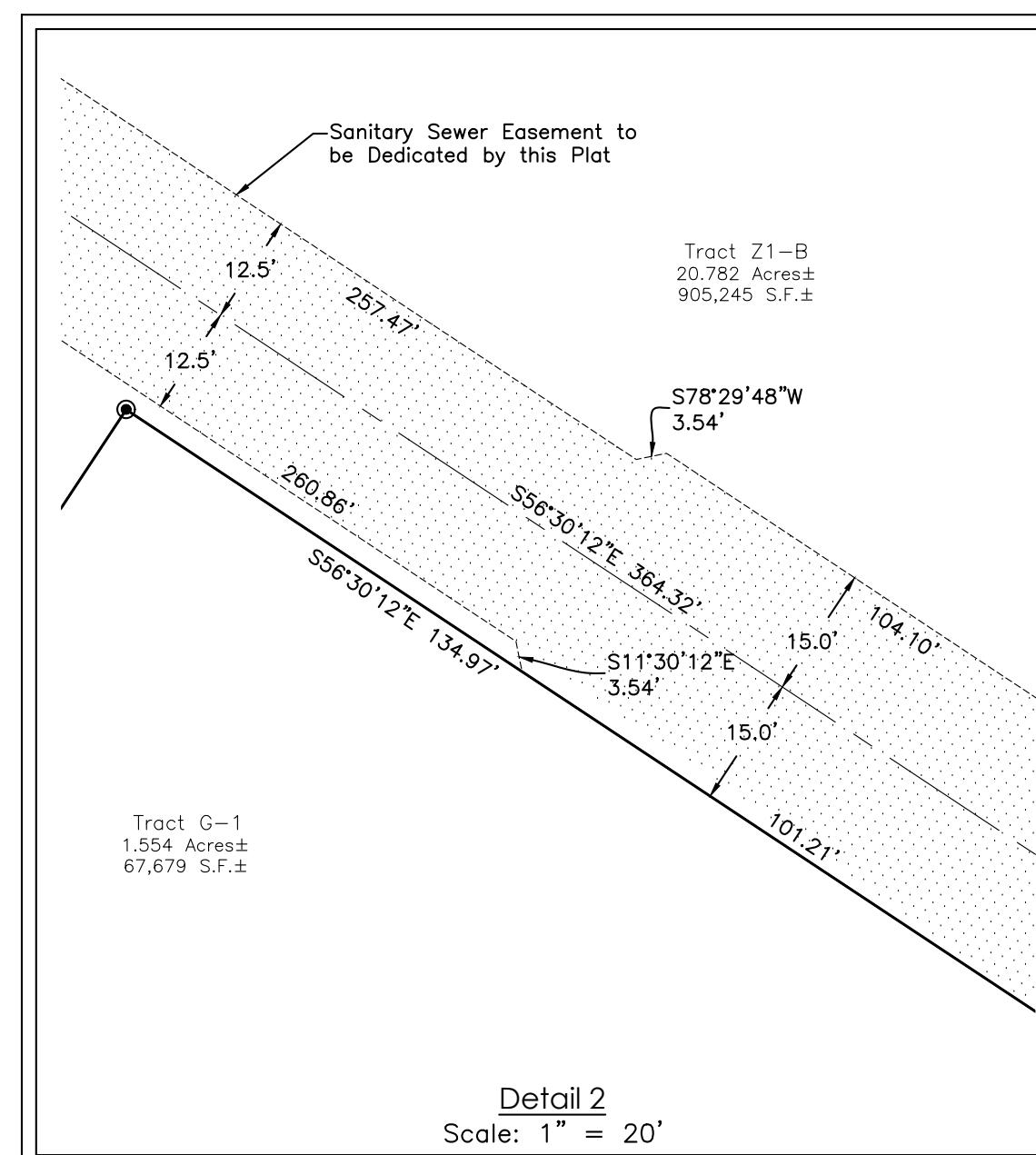
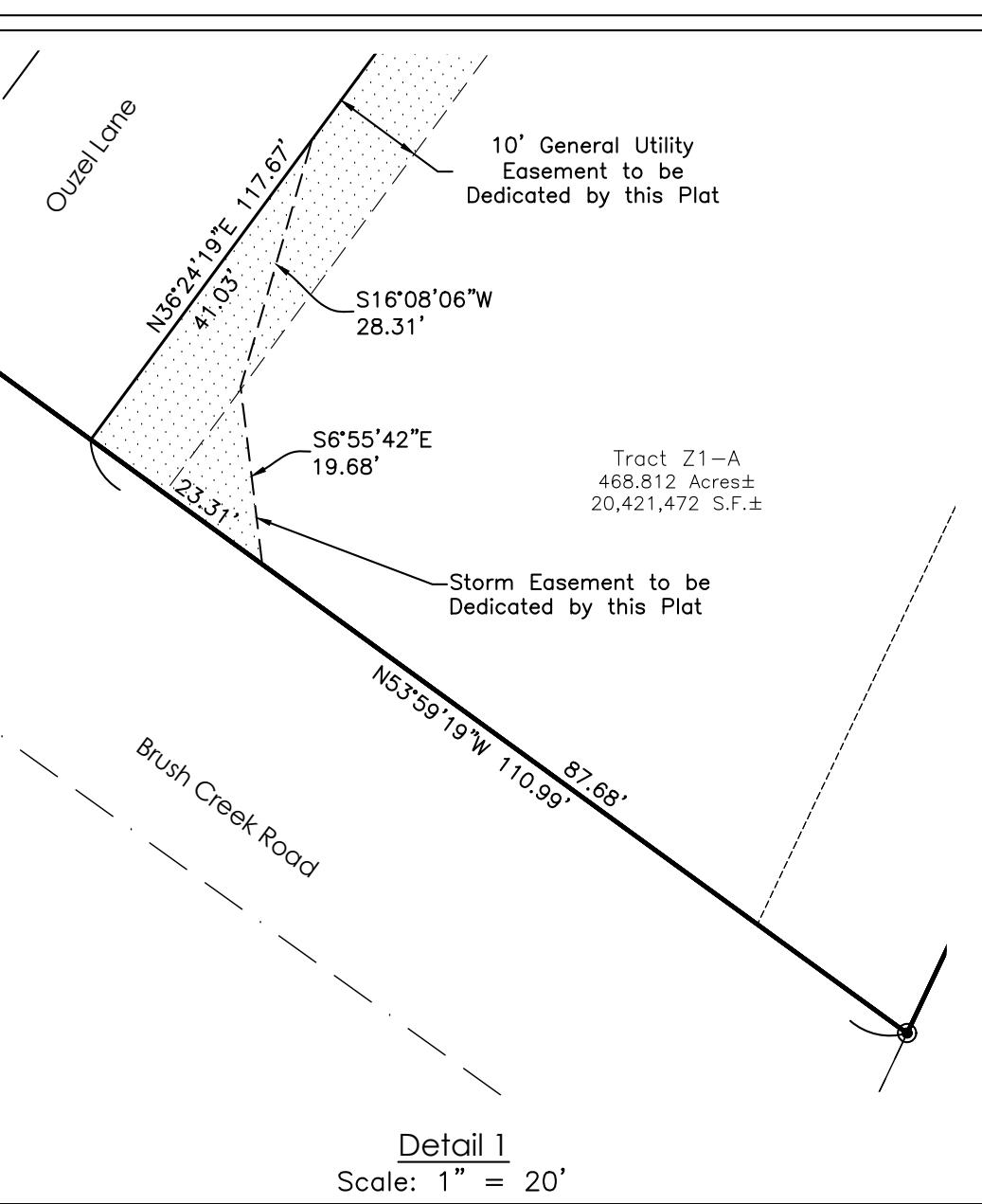
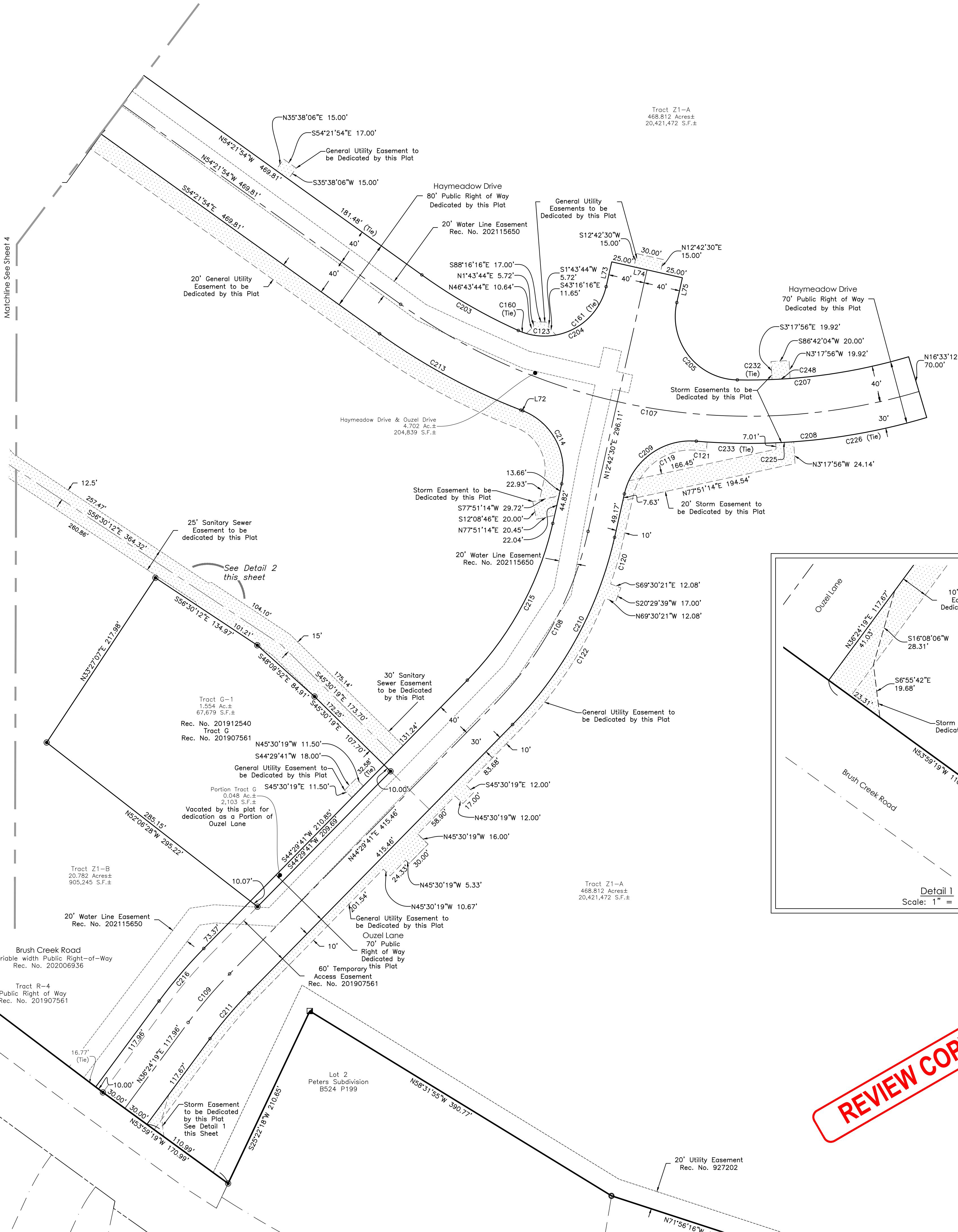
SGM

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

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

# Parcels and Easements

5



## = - LEGEND - =

# - 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 illegible monument
-  – Mathematical point of Intersection, nothing set

– Utility Easement as described to be Dedicated by this Plat

– Utility Easement  
Reception No. 202115650

– Water Line Easement  
Reception No. 202115650

– Water Line Easement  
Reception No. 201907561  
to Be Vacated by this Plat

– 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

----- Centerline of 25' Pedestrian Easement to be Dedicated by this

----- Existing Right of Way as described

----- Adjoining Parcel as described

now, you must commence any legal action to recover within three years after you first became aware of any legal action based upon any facts more than ten years from the date

3	4	5	6	7	8	9
<b>2016-277.003</b>						
by:				<b>MEW</b>		
				<b>4/17/2025</b>		
ed:		..	<b>PLS:</b>	<b>SAH</b>		
illing 2 HayMeadow TrRMF4-TrX-TrZ1						

# Parcels and Easements

5

**REVIEW COPY**

# Haymeadow Filing 2

A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, 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

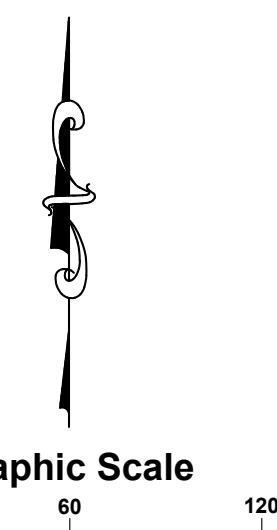
Land Use Table

Parcel	Square Feet	Acres	Land Use	% of Land Use	Street #	Street Name
Lot 3	6600	0.152	Single Family		229	Mt Hope Circle
Lot 4	6650.5	0.153	Single Family		235/240	Mt Hope Circle
Lot 5	7202.3	0.165	Single Family		243	Mt Hope Circle
Lot 6	7184	0.165	Single Family		251	Mt Hope Circle
Lot 7	6936.7	0.159	Single Family		257	Mt Hope Circle
Lot 8	6600	0.152	Single Family		263	Mt Hope Circle
Lot 9	6600	0.152	Single Family		269	Mt Hope Circle
Lot 10	6600	0.152	Single Family		275	Mt Hope Circle
Lot 11	6600	0.152	Single Family		281	Mt Hope Circle
Lot 14	6600	0.152	Single Family		224	Mt Hope Circle
Lot 15	6675	0.153	Single Family		230	Mt Hope Circle
Lot 16	7070.2	0.162	Single Family		236	Mt Hope Circle
Lot 17	7070.2	0.162	Single Family		240	Mt Hope Circle
Lot 18	7156.2	0.164	Single Family		248	Mt Hope Circle
Lot 19	6600	0.152	Single Family		254	Mt Hope Circle
Lot 20	6600	0.152	Single Family		260	Mt Hope Circle
Lot 21	6600	0.152	Single Family		266	Mt Hope Circle
Lot 22	6600	0.152	Single Family		272	Mt Hope Circle
Lot 23	6600	0.152	Single Family		278	Mt Hope Circle
Lot 24	6600	0.152	Single Family		284	Mt Hope Circle
Lot 25	10738.8	0.247	Single Family		301	Mt Hope Circle
Lot 26	10063.1	0.231	Single Family		305	Mt Hope Circle
Lot 27	10063.8	0.231	Single Family		309	Mt Hope Circle
Lot 28	10064.7	0.231	Single Family		315	Mt Hope Circle
Lot 29	9445.5	0.217	Single Family		323	Mt Hope Circle
Lot 30	9053.8	0.208	Single Family		329	Mt Hope Circle
Lot 31	10694.7	0.246	Single Family		337	Mt Hope Circle
Lot 32	10745.8	0.247	Single Family		300	Mt Hope Circle
Lot 33	9688.8	0.222	Single Family		308	Mt Hope Circle
Lot 34	7502.5	0.172	Single Family		314	Mt Hope Circle
Lot 37	7150	0.164	Single Family		347	Mt Hope Circle
Lot 38	6600	0.152	Single Family		353	Mt Hope Circle
Lot 39	6600	0.152	Single Family		359	Mt Hope Circle
Lot 40	6600	0.152	Single Family		365	Mt Hope Circle
Lot 41	6600	0.152	Single Family		371	Mt Hope Circle
Lot 42	7318.3	0.168	Single Family		377	Mt Hope Circle
Lot 44	8808	0.202	Single Family		425	Mt Hope Circle
Lot 45	7207.5	0.165	Single Family		419	Mt Hope Circle
Lot 46	7194.6	0.165	Single Family		415	Mt Hope Circle
Lot 47	7225.2	0.166	Single Family		409	Mt Hope Circle
Lot 48	7941.9	0.182	Single Family		403	Mt Hope Circle
Lot 49	12143.6	0.279	Single Family		481	Haymeadow Dr
Lot 50	10792.1	0.248	Single Family		501	Haymeadow Dr
Lot 51	10932	0.251	Single Family		521	Haymeadow Dr
Lot 52	10998.2	0.252	Single Family		541	Haymeadow Dr
Lot 53	10983.3	0.252	Single Family		561	Haymeadow Dr
Total Single Family (46 Lots)	368301.3	8.455	% of Subdivision	1.59%		
Lot 1	6511.6	0.149	Duplex		219	Mt Hope Circle
Lot 2	5376.6	0.123	Duplex		225	Mt Hope Circle
Lot 12	4982.7	0.114	Duplex		214	Mt Hope Circle
Lot 13	4549	0.104	Duplex		216	Mt Hope Circle
Lot 35	4831.5	0.111	Duplex		322	Mt Hope Circle
Lot 36	6571.9	0.151	Duplex		324	Mt Hope Circle
Total Duplex (6 Lots)	32823.3	0.754	% of Subdivision	0.14%		
OS-A	4808.8	1.120	Open Space			
OS-B	83401.3	1.915	Open Space			
OS-C	12981.4	0.298	Open Space			
OS-D	22692.2	0.521	Open Space			
OS-E Willow Corridor	347765.3	7.984	Open Space			
Total Open Space (5 Tracts)	515627	11.837	% of Subdivision	2.23%		
Mt Hope Circle	103196.8	2.369	Public ROW			
Haymeadow Drive & Ouzel Drive	204839.1	4.702	Public ROW			
Alley	13778	0.316	Public ROW			
To be Dedicated for Public Right of Way	2102.7	0.048	Public ROW			
Total ROW	323919.6	7.436	% of Subdivision	1.40%		
Lot A	68656.6	1.576	Commercial Daycare	0.30%	621	Haymeadow Dr
Tract G-1	67679.4	1.554	Fire Station	0.29%		
Tract RMF-4-A	148397.5	3.430	Future Development	0.61%	540	Mt Hope Circle
Tract RMF-5	320629.5	7.361	Future Development	1.38%	340	Mt Hope Circle
Tract Z1-A	20421472.3	468.812	Future Development	88.12%		
Tract Z1-B	905245.1	20.782	Future Development	3.91%		
Haymeadow F2 Overall	23173753.6	531.996	Subdivision	100.00%		

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C100	194.25'	750.00'	14°50'23"	S89°42'06"E	193.71'	
C101	354.20'	230.00'	88°14'10"	S53°00'13"E	320.22'	
C102	106.25'	250.00'	24°26'10"	S03°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	556.08'	
C107	601.17'	660.00'	52°11'18"	N80°27'33"W	580.60'	
C108	221.91'	400.00'	31°47'11"	N28°36'05"E	219.08'	
C109	70.59'	500.00'	8°05'22"	N40°27'00"E	70.54'	
C110	97.20'	410.00'	13°34'57"	S89°04'24"E	96.97'	
C111	159.29'	615.00'	14°50'23"	S89°42'06"E	158.84'	
C112	509.32'	365.00'	79°57'04"	N48°51'40"W	469.00'	
C113	71.92'	620.00'	6°38'46"	N67°43'33"W	71.88'	
C114	9.31'	335.00'	1°35'34"	N16°20'49"E	9.31'	
C115	41.83'	140.00'	17°07'11"	S89°09'30"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°40'44"	S16°02'52"W	51.26'	
C121	12.07'	700.00'	0°59'18"	N85°40'30"W	12.07'	
C122	175.81'	440.00'	22°53'37"	S33°02'52"W	174.64'	
C123	33.07'	70.00'	27°04'17"	N87°01'14"W	32.77'	
C124	388.47'	444.55'	50°04'03"	S81°00'38"E	376.23'	
C125	185.23'	40.00'	26°51'58"	S26°36'50"W	58.83'	
C126	36.55'	27.00'	77°33'22"	N59°30'22"W	33.82'	
C127	347.54'	467.55'	42°35'18"	N76°59'24"W	339.59'	
C128	16.07'	300.00'	3°04'08"	N83°48'56"W	16.07'	
C129	6.05'	725.00'	0°28'41"	S82°31'15"E	6.05'	
C130	70.67'	725.00'	5°35'06"	S88°50'55"E	70.64'	
C131	40.21'	725.00'	3°10'40"	N84°28'36"E	40.20'	

# Haymeadow Filing 2

A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, 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



LINE TABLE		
LINE #	BEARING	DISTANCE
L301	S68°55'31"E	102.76'
L302	S26°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	N46°49'10"W	23.19'
L312	S46°49'10"E	35.37'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C301	52.47'	41.24'	72°54'23"	S57°18'20"E
C302	142.14'	447.07'	18°13'01"	S84°39'01"E
C303	529.16'	1000.00'	30°19'07"	N89°17'56"E
C304	31.02'	275.00'	6°27'49"	N68°49'50"E
C305	49.96'	250.00'	11°27'02"	S74°52'23"W
C306	26.51'	467.55'	3°14'56"	S57°19'13"E
C307	25.08'	275.00'	5°13'29"	N58°34'30"E
C308	69.23'	156.66'	25°19'11"	N86°47'58"E
C309	132.42'	125.00'	60°41'52"	S37°44'54"E
C310	68.07'	51.06'	76°22'54"	S38°23'30"E
C311	39.76'	34.95'	65°10'34"	N25°27'59"E
C312	25.88'	24.94'	59°26'41"	N28°19'56"E
C313	55.15'	100.00'	31°35'48"	S84°43'25"E
C314	27.15'	125.00'	12°26'37"	S74°19'08"E
C315	37.31'	100.00'	21°22'38"	N03°34'01"E

LEGEND	
●	Found monument as described
●	Found 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
○	Mathematical point of intersection, nothing set
—	Utility Easement as described to be Dedicated by this Plat
—	Utility Easement Reception No. 202115650
—	Water Line Easement Reception No. 202115650
■	Water Line Easement Reception No. 202115650
■	Water Line Easement Reception No. 201907561 to Be Vacated by this Plat
—	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
—	Centerline 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
—	Building Setback

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

Date	By:
2016-27.003	MEW
4/17/2025	
2024-Filing 2 HayMeadow RMF4-TrX-TrZ1	SAH

Easement Details

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