

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. 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 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 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, 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 _____

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 K, 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 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 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: _____

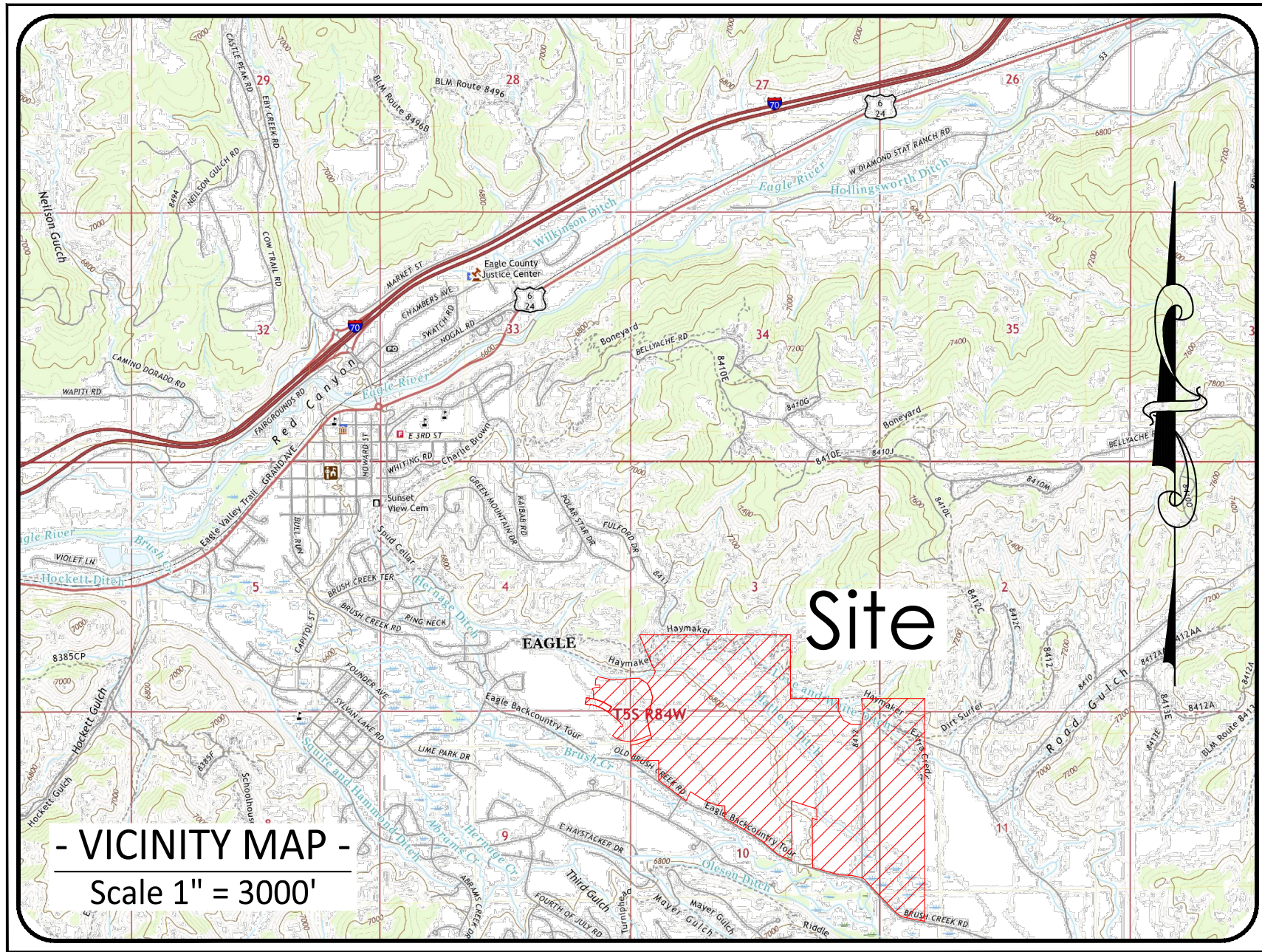
Notary Public

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, CO 80203
303.623.6300
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



TITLE CERTIFICATE

Land Title Guarantee 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, Tract H, RMF-4, and Tract 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:

Executed this _____ day of _____, 2025.

By: _____

Title Examiner

SURVEYOR'S CERTIFICATE

I, Scott A. Herman, 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, RMF-4, and X of Haymeadow Filing 1 A 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 guaranty or warranty, either expressed or implied.

Executed this _____ day of _____, A.D., 2025.

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

CERTIFICATE OF MORTGAGEE

The undersigned, being the beneficiary of the Deed of Trust dated May 18, 2023 and recorded May 19, 2023 as Reception No. 202305385, in 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, Senior Vice President

NOTES:

- 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 hereon.
- Basis of Bearings: Bearings shown hereon 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 hereon.
- Survey date: February 2024.
- Units of linear measurements are displayed in US Survey Feet.
- Flood Zone Classification; Flood Hazard Zone Information: Zone X according to FIRM Map Number 08037C0393D with an effective date of December 4, 2007.
- 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. 2021011274 and the First Amended PUD Guide for the Haymeadow Planned Unit Development recorded at Reception No. 202114805.
- Abbreviations: Alum.= 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. or Rec.No. or Rec.; Typical = Typ.; Tract = TR; Utility Easement = EU; United States Government Land Office = USGLO
- The lots and tracts created by this subdivision excepting those public open space tracts that are herein and by deed conveyed to the Town of Eagle, 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 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. 202501026; 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.
- This subdivision is subject to that certain Subdivision Improvement Agreement recorded on _____ under Reception No. _____
- Easements depicted as vacated hereon have been replaced by the Public Access & Utility Easements being noted as dedicated hereon.
- 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.
- Parcel dimensions shown hereon reflect both record and measured bearings and distances, unless otherwise indicated.
- The error of closure along this subdivision's exterior boundary is less than 1:10,000
- Abrika hereby dedicates and grants to the Town of Eagle, perpetual, non-exclusive easements as follows:
A. Storm Drainage Easements on, over, under, above, across and through those areas designated hereon as "Drainage Easement" for the purposes of storm drainage, drainage of 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 hereon as "Waterline Easement" for the purposes of acquisition, treatment and transmission of domestic potable water and/or irrigation water, the installation, use, repair, replacement, improvement and maintenance of waterline structures including but not limited to pipelines, valves, hydrants and pumps, together with a perpetual right of ingress and egress thereto.
C. Sewer Easements on, over, under, above, across and through those areas designated hereon as "Sewer Easement" for the purposes of 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 utility easements on, over, under, above, across and through those areas designated hereon 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 hereon as "Pedestrian Easement" for use by the Public for pedestrian and non-motorized vehicular 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") the perpetual, non-exclusive easement on, over, under, above, across and through those areas designated hereon as "Non-Potable Irrigation Easement" for the purpose 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, taps and non-potable water lines, together with a perpetual right of ingress and egress hereon.
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 _____ 20____ under Reception No. _____

15. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. 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 G, Haymeadow Filing 1 have been taken from the title insurance commitments issued by Land Title Guarantee Company, Order number VB50073569-6 having a commitment date of 04/14/2025 commitment (A); Order Number ABC50073573-10 having a Commitment Date of 04/11/2025 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 referenced 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 hereon.

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 hereon.

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 affects of these documents on the subject parcel are shown hereon.

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 202. Affects the subject parcel as shown hereon.

Item for (A, B). Terms, conditions and provisions of warranty easement deed recorded September 15, 2003 at Reception No. 849703. Affects the subject parcels as shown hereon.

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

Item for (B). Reservation of easements as set forth in deed recorded 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 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 hereon.

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

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 hereon.

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 hereon.

Item for (A, B). Easements, conditions, covenants, restrictions, reservations and notes on the plot 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. 202212779. 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. 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 hereon.

Item for (A, B, C). Easements, conditions, covenants, restrictions, reservations and notes on the plot of Haymeadow Filing 1, First Amendment to Dedicate, Vacate, and Amend Various Easements as Depicted Hereon recorded July 07, 2021 under Reception No. 202115650. 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, 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

Revision	Date	By:
1		
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7		
8		
9		
Job No. 2016-277-003		
Drawn by: MEW		
Date: 4/17/2025		
Approved: SAH		
2024-Filing 2 Haymeadow Tr(RMF-4-Tr-X-T2)		

Certifications and Notes

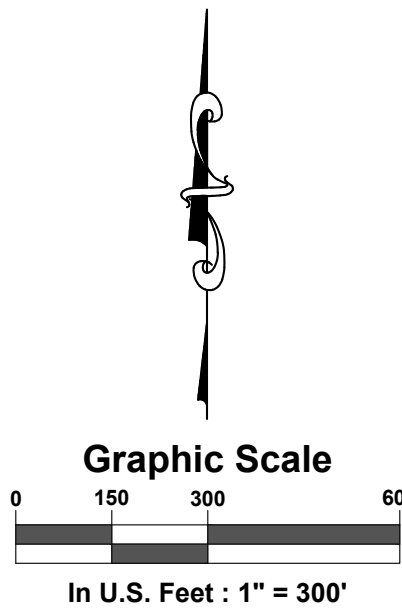
Sheet No.

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



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

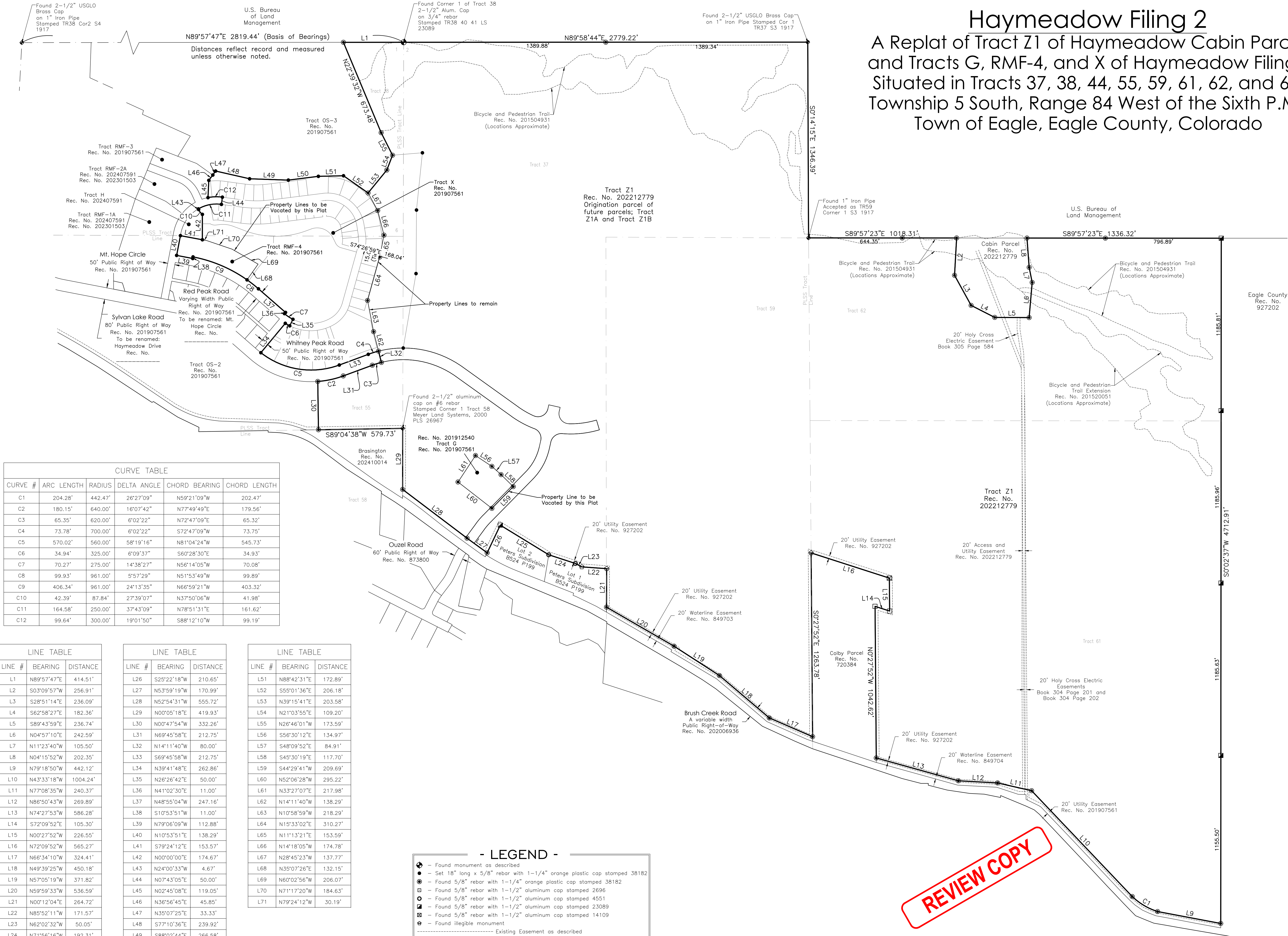
Revision	Date	By
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Job No. 2016-277-003
Drawn by: MEW
Date: 4/17/2025
Approved: J. PLS: SAH
2024 Filing 2 Haymeadow Tracts RMF-4, X, Z1

Subdivision Overview

Sheet No. 2

Of: 8



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	204.28'	442.47'	26°27'09"	N59°21'09"W	202.47'
C2	180.15'	640.00'	16°07'42"	N77°49'49"E	179.56'
C3	65.35'	620.00'	6°02'22"	N72°47'09"E	65.32'
C4	73.78'	700.00'	6°02'22"	S72°47'09"W	73.75'
C5	570.02'	560.00'	58°19'16"	N81°04'24"W	545.73'
C6	34.94'	325.00'	6°09'37"	S60°28'30"E	34.93'
C7	70.27'	275.00'	14°38'27"	N56°14'05"W	70.08'
C8	99.93'	961.00'	5°57'29"	N51°53'49"W	99.89'
C9	406.34'	961.00'	24°13'35"	N66°59'21"W	403.32'
C10	42.39'	87.84'	27°39'07"	N37°50'06"W	41.98'
C11	164.58'	250.00'	37°43'09"	N78°51'31"E	161.62'
C12	99.64'	300.00'	19°01'50"	S88°12'10"W	99.19'

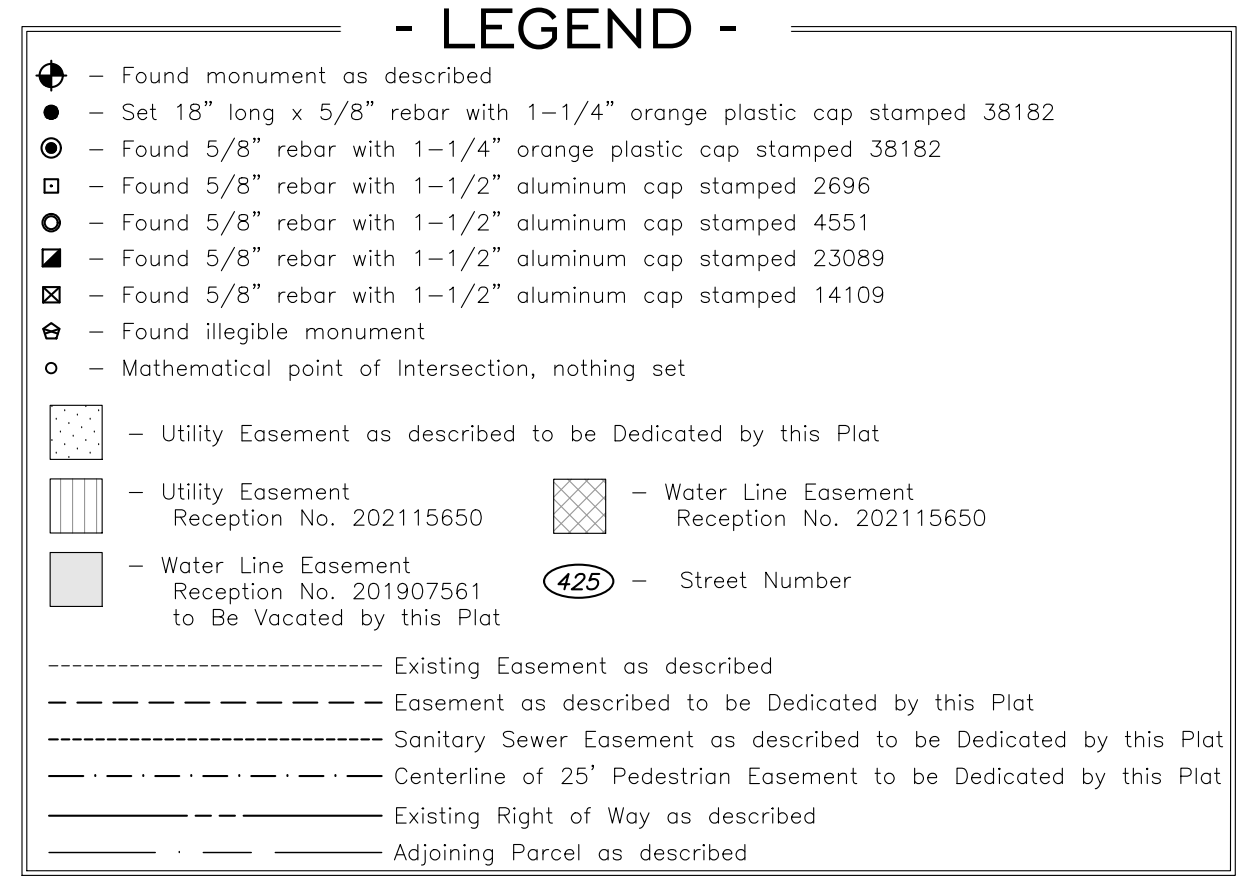
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°57'47"E	414.51'
L2	S03°09'57"W	256.91'
L3	S28°51'14"E	236.09'
L4	S62°58'27"E	182.36'
L5	S89°43'59"E	236.74'
L6	N04°57'10"E	242.59'
L7	N11°23'40"W	105.50'
L8	N04°15'52"W	202.35'
L9	N79°18'50"W	442.12'
L10	N43°33'18"W	1004.24'
L11	N77°08'35"W	240.37'
L12	N86°50'43"W	269.89'
L13	N74°27'53"W	586.28'
L14	S72°09'52"E	105.30'
L15	N00°27'52"W	226.55'
L16	N72°09'52"W	565.27'
L17	N66°34'10"W	324.41'
L18	N49°39'25"W	450.18'
L19	N57°05'19"W	371.82'
L20	N59°59'33"W	536.59'
L21	N00°12'04"E	264.72'
L22	N85°52'11"W	171.57'
L23	N62°02'32"W	50.05'
L24	N71°56'16"W	192.31'
L25	N58°31'55"W	390.77'

LINE TABLE		
LINE #	BEARING	DISTANCE
L26	S25°22'18"W	210.65'
L27	N53°59'19"W	170.99'
L28	N52°54'31"W	555.72'
L29	N00°05'18"E	419.93'
L30	N00°47'54"W	332.26'
L31	N69°45'58"E	212.75'
L32	N14°11'40"W	80.00'
L33	S69°45'58"W	212.75'
L34	N39°41'48"E	262.86'
L35	N26°26'42"E	50.00'
L36	N41°02'30"E	11.00'
L37	N48°55'04"W	247.16'
L38	S10°53'51"W	11.00'
L39	N79°06'09"W	112.88'
L40	N10°53'51"E	138.29'
L41	S79°24'12"E	153.57'
L42	N00°00'00"E	174.67'
L43	N24°00'33"W	4.67'
L44	N07°43'05"E	50.00'
L45	N02°45'08"E	119.05'
L46	N36°56'45"E	45.85'
L47	N35°07'25"E	33.33'
L48	S77°10'36"E	239.92'
L49	S88°02'44"E	266.58'
L50	N82°50'08"E	208.27'

LINE TABLE		
LINE #	BEARING	DISTANCE
L51	N88°42'31"E	172.89'
L52	S55°01'36"E	206.18'
L53	N39°15'41"E	203.58'
L54	N21°03'55"E	109.20'
L55	N26°46'01"W	173.59'
L56	S56°30'12"E	134.97'
L57	S48°09'52"E	84.91'
L58	S45°30'19"E	117.70'
L59	S44°29'41"W	209.69'
L60	N52°06'28"W	295.22'
L61	N33°27'07"E	217.98'
L62	N14°11'40"W	138.29'
L63	N10°58'59"W	218.29'
L64	N15°33'02"E	310.27'
L65	N11°13'21"E	153.59'
L66	N14°18'05"W	174.78'
L67	N28°45'23"W	137.77'
L68	N35°07'26"E	132.15'
L69	N60°02'56"W	206.07'
L70	N71°17'20"W	184.63'
L71	N79°24'12"W	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 illegible monument
 - Existing Easement as described

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



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

#	Revision	Date	By
1			
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Notes: According to Colorado law, you must complete any legal action based upon any defect in this survey within three years after your first discovery of such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years in the date of the certification shown hereon.

Job No.	2016-277.003
Drawn by:	MEW
Date:	4/17/2025
Approved:	PLS: SAH

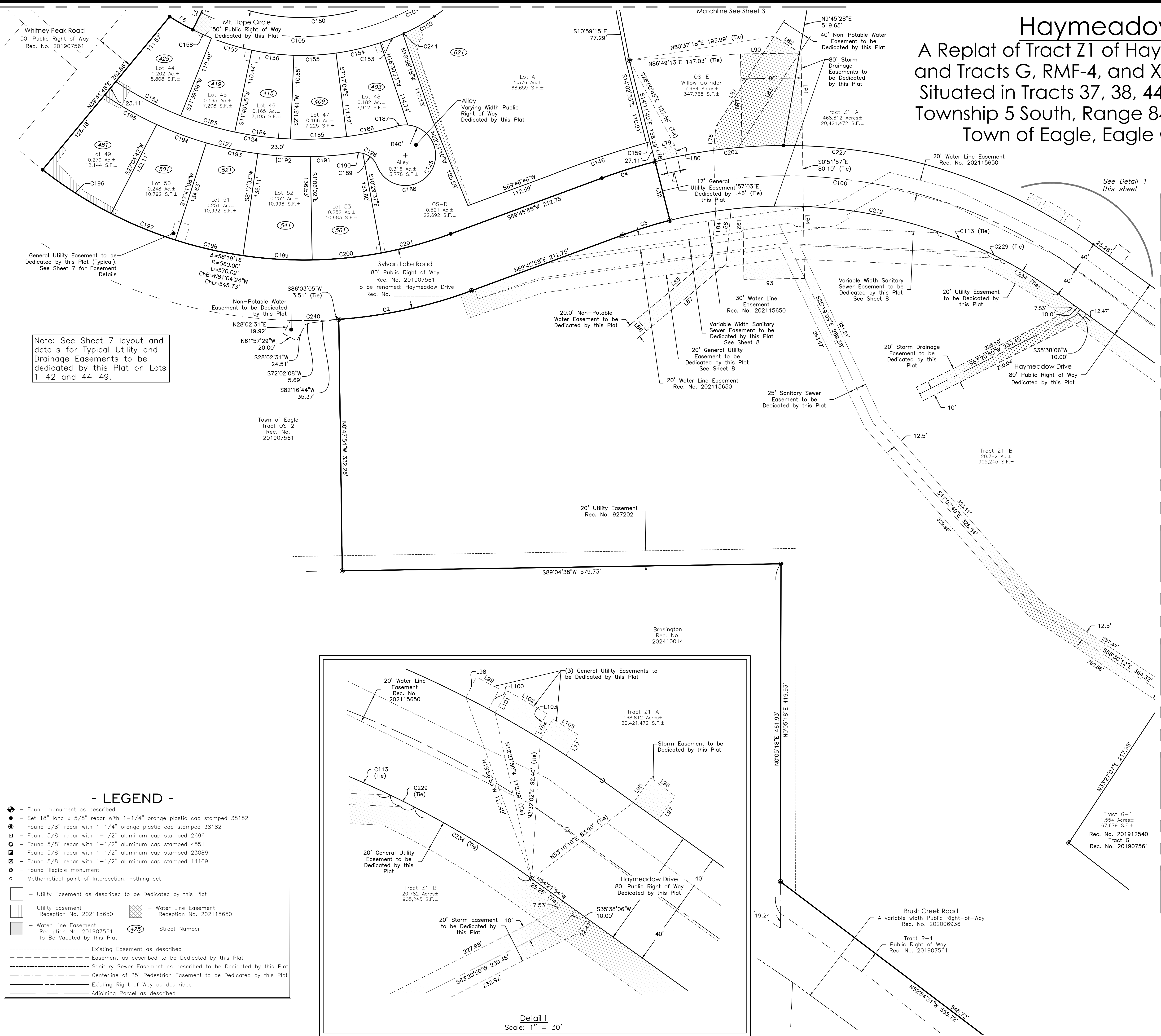
Parcels and Easements

Sheet No. _____

Of: 8

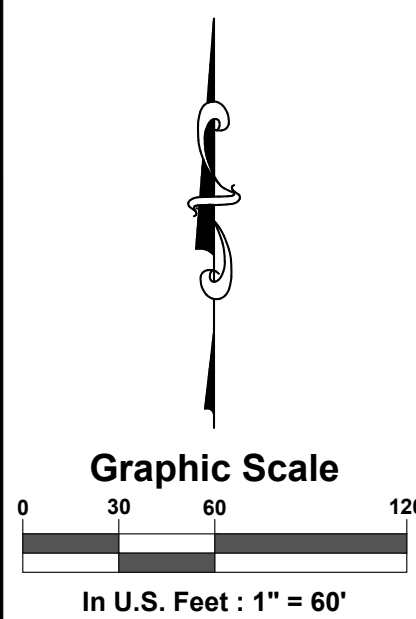
REVIEW COPY

L:\2018\2016-277-Haymeadow\003-Survey\H-Dwg\Boskaps\2024-Filing 2 Haymeadow TRMF4-TX-TZ1.dwg, Plotted: 4/17/2025 8:54 AM By: Scott Hansen



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



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

Revision	Date	By
1		
2		
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4		
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7		
8		
9		

Job No. 2016-277-003
Drawn by: MEW
Date: 4/17/2025
Approved: J. PLS: SAH
2024-Filing 2 Haymeadow TRMF4-TX-TZ1

Parcels and Easements

Sheet No. 4
Of: 8

REVIEW COPY

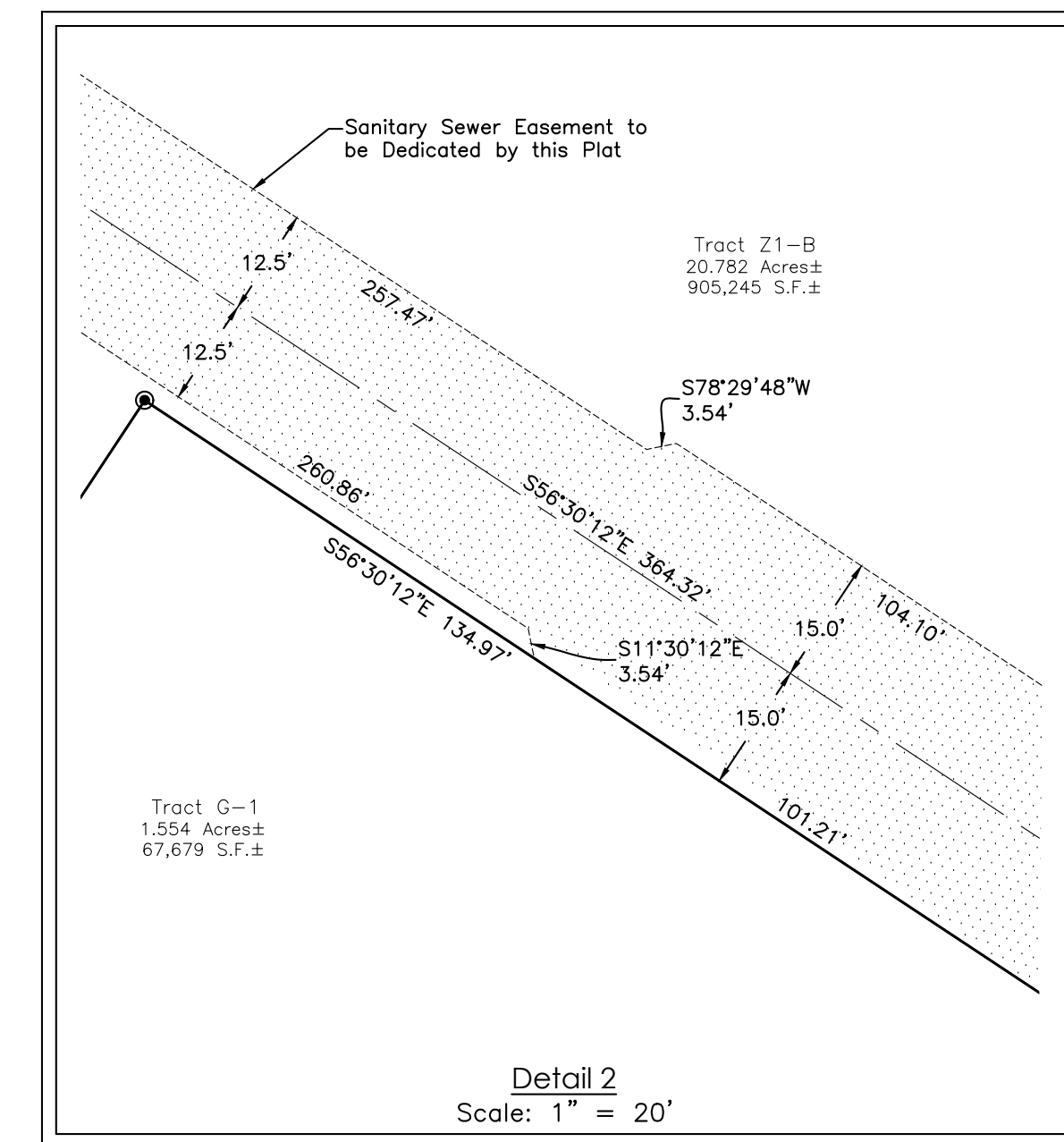
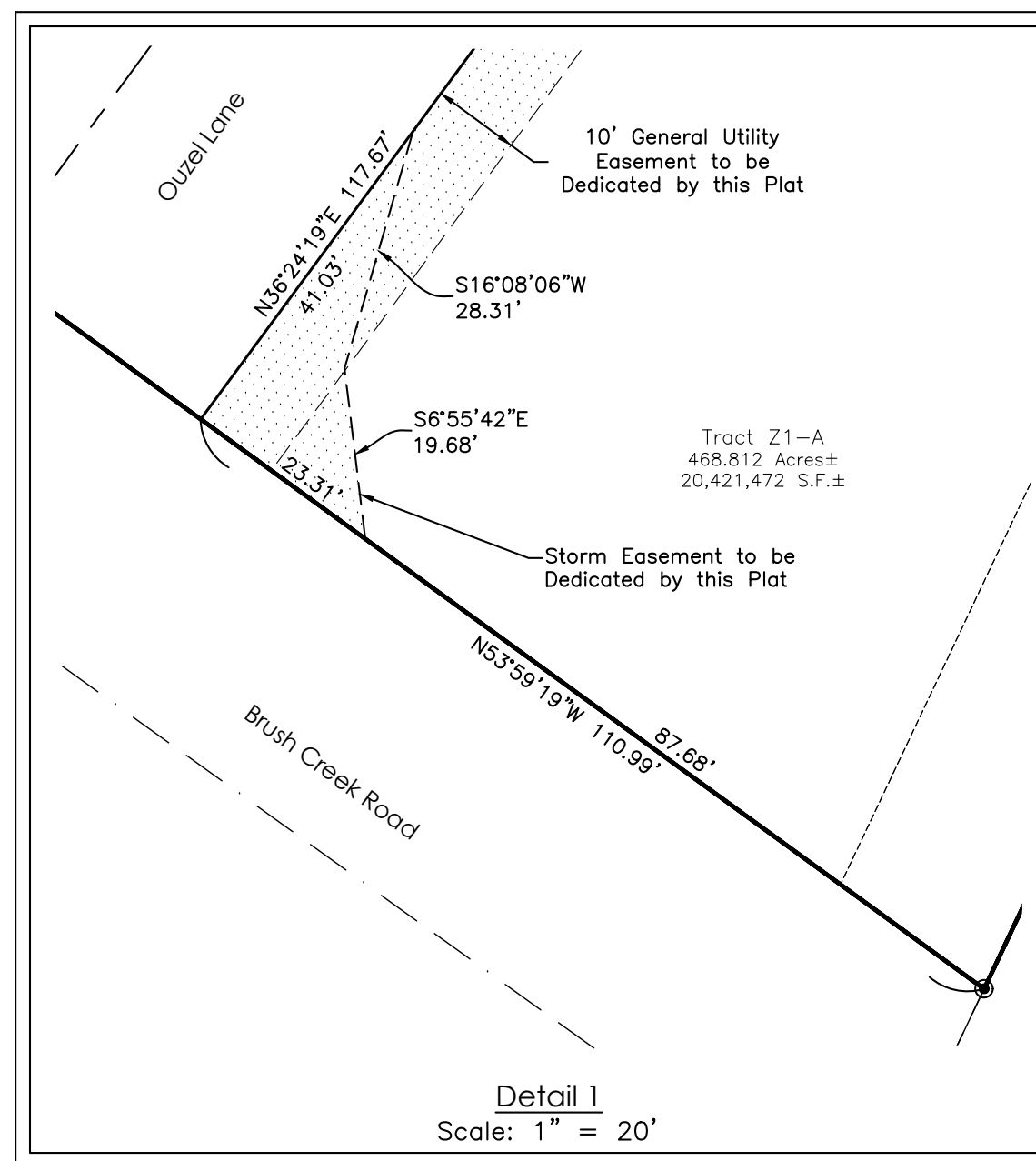
A Replat of Tract Z1 of Haymeadow Cabin Parcel
and Tracts G, RMF-4, and X of Haymeadow Filing 1
Situating in Tracts 37, 38, 44, 55, 59, 61, 62, and 63,
Township 5 South, Range 84 West of the Sixth P.M.,
Town of Eagle, Eagle County, Colorado








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Notices: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first received notice of the alleged defect. If no legal action is based on any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

: 8



- 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. 201907561 to Be Vacated by this Plat
 -  - Water Line Easement Reception No. 202115650
 -  - 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

----- Existing Right of Way as described

----- Adjoining Parcel as described

REVIEW COPY

I:\2018\2016-277-Haymeadow\003-Survey\1-H-Draw\Drawings\2024-Filing 2 - Haymeadow TRMF4-TX-1721.dwg, Plotted: 4/17/2025 8:56 AM By: Scott Harmon

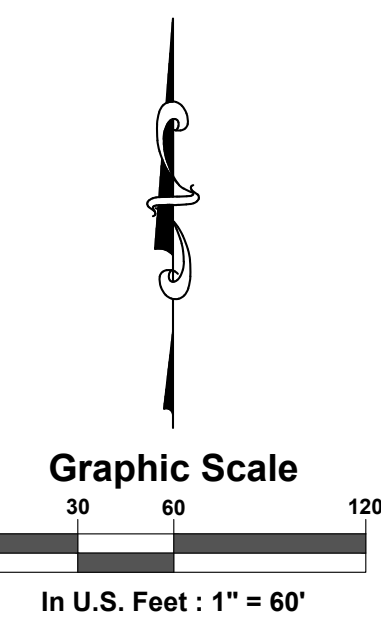
Land Use Table						
Parcel	Square Feet	Acres	Land Use	% of Land Use	Street #	Street Name
Lot 3	6600	0.152	Single Family		229	Mt Hope Circle
Lot 4	6650.5	0.153	Single Family		235/240	Mt Hope Circle
Lot 5	7202.3	0.165	Single Family		243	Mt Hope Circle
Lot 6	7184	0.165	Single Family		251	Mt Hope Circle
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	0.246	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	48806.8	1.120	Open Space			
OS-B	83401.3	1.915	Open Space			
OS-C	12961.4	0.298	Open Space			
OS-D	22992.2	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	103199.8	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	66556.6	1.576	Commercial Daycare	0.30%	621	Haymeadow Dr
Tract G-1	67679.4	1.554	Fire Station	0.29%		
Tract RMF-4-A	149397.5	3.430	Future Development	0.64%	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	106.62'	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"	N86°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'	265°18'58"	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°48'59"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"	N88°50'55"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"	S85°33'34"E	60.08'
C134	59.95'	615.00'	5°35'06"	N88°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"	S62°20'31"E	74.97'
C138	75.25'	255.00'	16°54'31"	S45°26'02"E	74.98'
C139	75.26'	255.00'	16°54'38"	S28°31'27"E	74.99'
C140	49.77'	255.00'	1°11'00"	S14°28'38"E	49.69'
C141	114.95'	365.00'	18°02'41"	N79°48'52"W	114.48'
C142	107.72'	365.00'	16°54'32"	N62°20'15"W	107.33'
C143	107.72'	365.00'	16°54'36"	N45°25'41"W	107.33'
C144	107.73'	365.00'	16°54'41"	N28°31'02"W	107.34'
C145	71.20'	365.00'	1°10'34"	N14°28'25"W	71.08'
C146	137.46'	1310.22'	6°00'39"	S71°14'04"W	137.39'
C147	36.20'	275.00'	7°32'35"	S05°06'51"E	36.18'
C148	80.28'	275.00'	16°43'38"	S07°01'16"W	80.00'
C149	6.25'	225.00'	1°35'34"	S16°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"	S40°29'04"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	31.98'
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"	N83°06'42"W	55.86'
C157	55.78'	325.00'	9°50'03"	N73°15'54"W	55.71'
C158	27.19'	325.00'	4°47'34"	N65°57'05"W	27.18'
C159	5.06'	1310.22'	0°13'16"	S74°21'01"W	5.06'
C160	9.44'	70.00'	7°43'48"	S69°37'11"E	9.44'
C161	81.53'	70.00'	66°44'08"	N46°04'34"E	77.00'
C162	9.60'	775.00'	0°42'35"	N82°38'12"W	9.60'
C163	60.01'	775.00'	4°26'13"	N85°12'36"W	60.00'
C164	60.01'	775.00'	4°26'13"	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'	37°18'49"	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	79.28'	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"	N82°38'12"W	10.96'
C172	68.53'	885.00'	4°26'13"	N85°12'36"W	68.52'
C173	70.10'	885.00'	4°32'19"	S85°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°38'38"	N39°22'19"W	54.99'
C177	22.66'	95.00'	13°39'52"	N15°43'04"W	22.60'
C178	40.24'	60.00'	38°25'30"	S77°16'03"E	39.49'
C179	94.24'	200.00'	26°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"	S62°13'50"E	96.85'
C183	74.74'	444.55'	9°37'58"	S73°18'03"E	74.65'
C184	74.26'	444.55'	9°34'17"	S82°54'11"E	74.18'
C185	74.45'	444.55'	9°35'45"	N87°30'48"E	74.37'
C186	67.97'	444.55'	8°45'35"	N78°20'08"E	67.90'
C187	14.50'	40.00'	20°46'34"	N84°20'38"E	14.43'
C188	170.72'	40.00'	244°32'25"	S37°00'07"W	67.64'
C189	26.15'	27.00'	55°29'52"	N48°28'37"W	25.14'
C190	10.39'	27.00'	22°03'30"	N87°15'18"W	10.33'
C191	59.40'	467.55'	7°16'47"	S85°21'20"W	59.36'
C192	69.44'	467.55'	8°30'36"	N86°44'58"W	69.38'
C193	69.62'	467.55'	8°31'51"	N78°13'45"W	69.55'
C194	69.97'	467.55'	8°34'29"	N69°40'35"W	69.91'
C195	79.10'	467.55'	9°41'35"	N60°32'32"W	79.00'
C196	107.60'	560.00'	11°00'32"	N57°25'02"W	107.43'
C197	91.81'	560.00'	9°23'35"	N67°37'05"W	91.70'
C198	91.81'	560.00'	9°23'35"	N77°00'40"W	91.70'
C199	91.81'	560.00'	9°23'35"	N86°24'15"W	91.70'
C200	91.81'	560.00'	9°23'35"	S84°12'10"W	91.70'
C201	95.20'	560.00'	9°44'25"	S74°38'11"W	95.09'
C202	171.62'	700.00'	14°02'51"	S82°49'45"W	171.19'
C203	123.25'	620.00'	11°23'24"	S60°03'35"E	123.05'
C204	124.05'	70.00'	10°132'13"	N63°28'36"E	108.44'
C205	124.04'	70.00'	10°131'54"	S38°03'27"E	108.44'
C206	200.63'	600.00'	19°09'33"	S79°03'41"E	199.70'
C207	191.80'	620.00'	17°43'28"	N82°18'32"E	191.03'
C208	257.38'	690.00'	21°22'21"	N84°07'55"E	255.89'
C209	107.48'	75.00'	8°02'06"	S53°45'49"W	98.52'
C210	238.55'	430.00'	31°47'11"	N28°36'05"E	235.51'
C211	66.36'	470.00'	8°05'22"	S40°27'00"W	66.30'
C212	539.21'	620.00'	49°49'47"	N79°16°47"W	522.38'
C213	177.78'	700.00'	14°33'06"	S61°38'26"E	177.30'
C214	99.62'	70.00'	8°132'15"	N28°03'38"W	91.42'
C215	199.72'	360.00'	31°47'11"	N28°36'05"E	197.17'
C216	76.24'	540.00'	8°05'22"	S40°27'00"W	76.18'
C217	34.11'	615.00'	3°10'39"	N84°28'02"E	34.10'
C218	70.85'	725.00'	5°35'57"	S85°33'34"E	70.82'
C219	16.63'	250.00'	3°48'37"	S84°11'13"E	16.62'
C220	50.03'	300.00'	9°33'15"	S88°54'45"W	49.97'
C221	32.52'	140.00'	13°18'34"	S87°15'11"W	32.45'
C222	9.31'	140.00'	3°48'37"	N84°11'13"W	9.31'
C223	60.01'	775.00'	4°26'12"	S85°54'59"W	60.00'
C224	68.53'	885.00'	4°26'13"	N89°38'49"W	68.52'
C225	20.00'	690.00'	1°39'39"	S86°42'04"W	20.00'
C226	149.62'	690.00'	12°25'26"	N79°39'31"E	149.33'
C227	437.16'	700.00'	35°46'56"	N72°15'21"W	430.09'
C228	18.18'	620.00'	1°40'47"	N63°33'46"W	18.18'
C230	225.52'	600.00'	21°32'07"	N80°35'29"E	224.19'
C231	175.09'	120.00'	8°35'56"	S89°23'55"E	159.97'
C232	38.38'	620.00'	3°32'48"	N68°23'36"E	38.37'
C233	75.82'	690.00'	6°17'45"	S89°19'14"E	75.78'
C234	90.44'	620.00'	8°21'29"	N58°32'38"W	90.36'
C235	50.13'	60.00'	47°52'20"	S50°30'48"E	48.69'
C236	40.20'	115.00'	20°01'51"	N05°12'37"E	40.00'
C237	89.88'	250.00'	20°35'57"	N70°17'55"E	89.40'
C238	13.65'	961.00'	0°48'49"	N54°28'09"W	13.65'
C239	86.29'	961.00'	5°08'40"	N51°29'24"W	86.26'
C240	60.30'	640.00'	5°23'33"	N88°54'27"E	60.28'
C241	58.07'	250.00'	3°18'34"	N87°15'11"E	57.94'
C242	16.02'	225.00'	4°04'50"	N06°50'43"W	16.02'

Haymeadow Filing 2

A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1
Situating 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
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
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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

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'

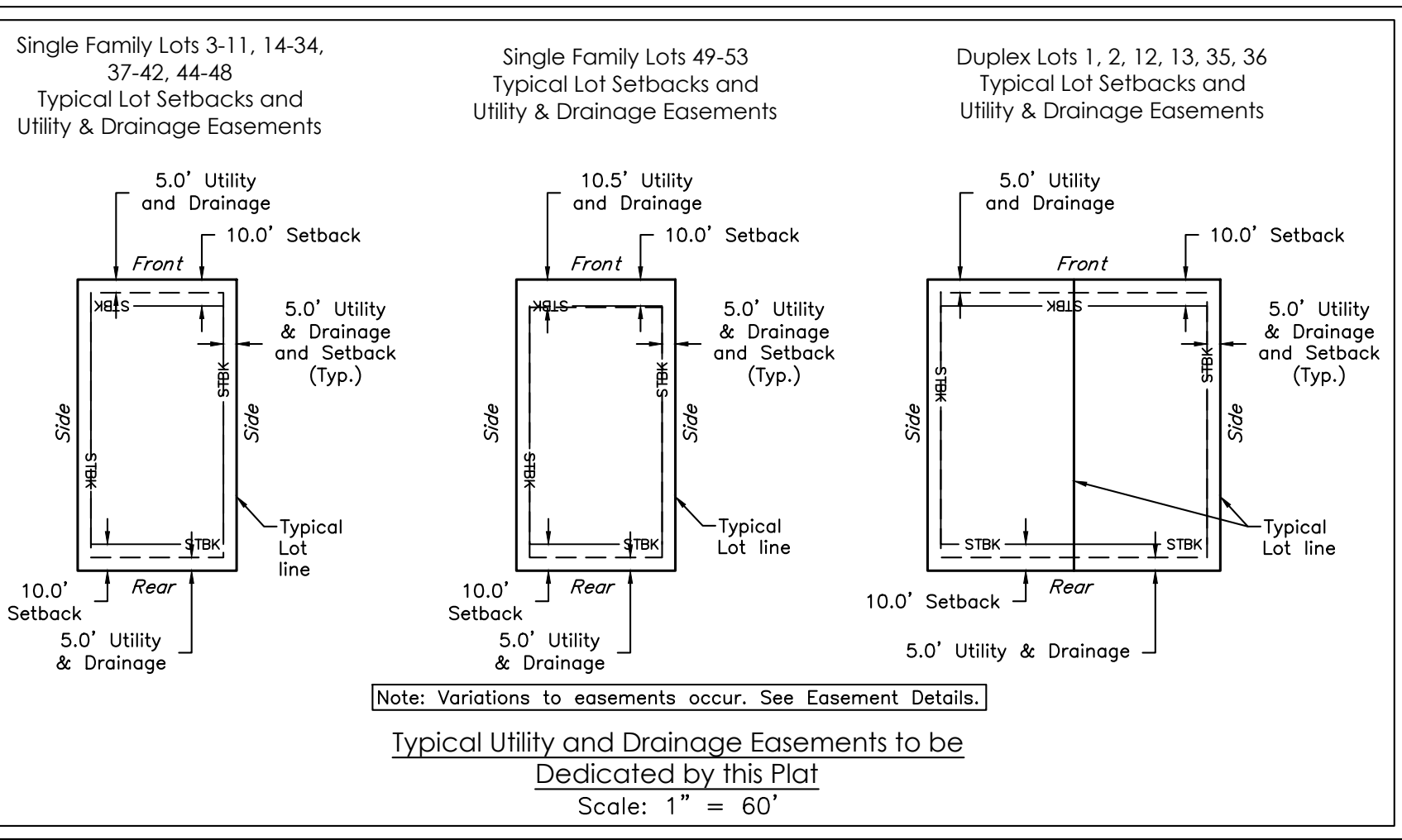
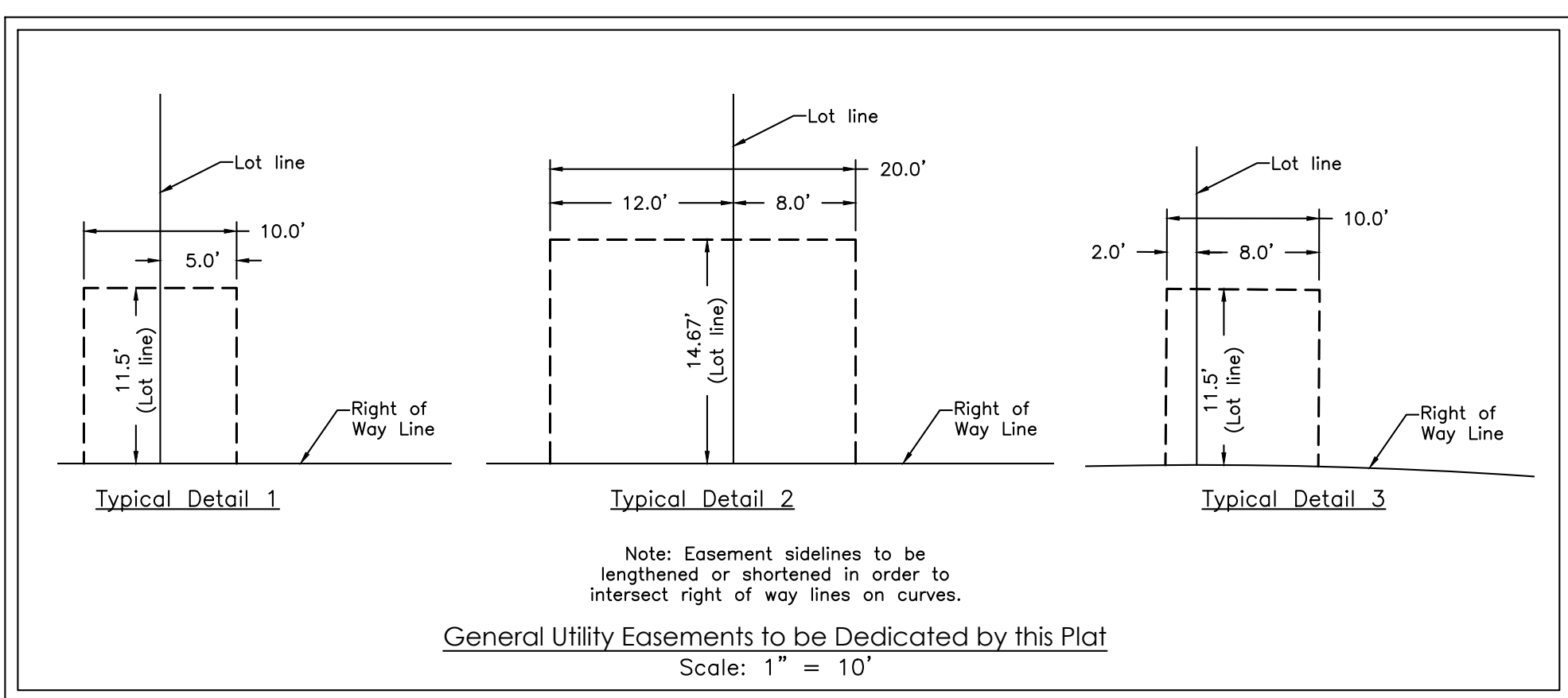
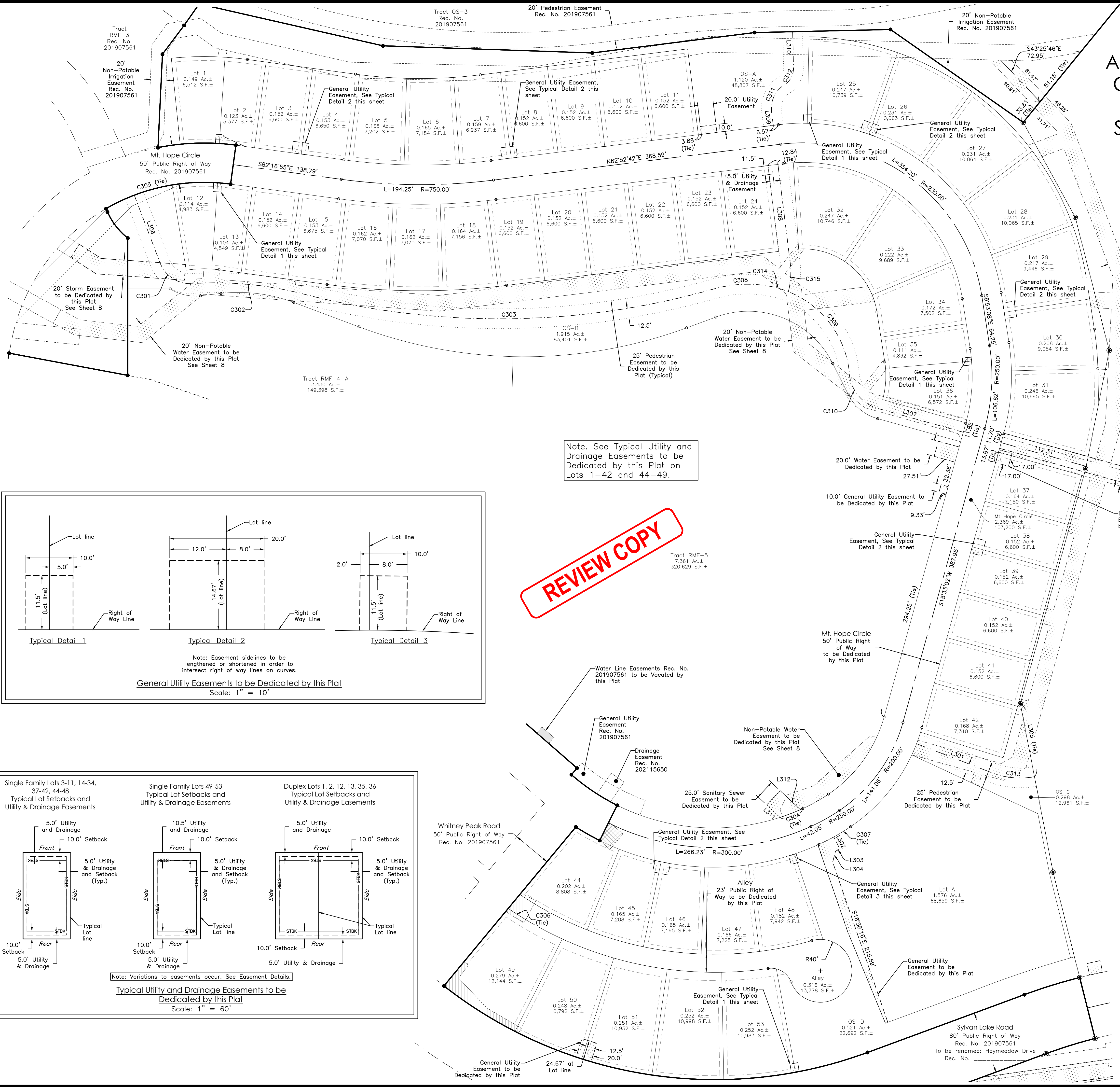
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C301	52.47'	41.24'	72°54'23"	S57°18'20"E	49.00'
C302	142.14'	447.07'	18°13'01"	S84°39'01"E	141.54'
C303	529.16'	1000.00'	30°19'07"	N89°17'56"E	523.01'
C304	31.02'	275.00'	6°27'49"	N68°49'50"E	31.01'
C305	49.96'	250.00'	11°27'02"	S74°52'23"W	49.88'
C306	26.51'	467.55'	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"	N86°47'58"E	68.67'
C309	132.42'	125.00'	60°41'52"	S37°44'54"E	126.32'
C310	68.07'	51.06'	76°22'54"	S38°23'30"E	63.14'
C311	39.76'	34.95'	65°10'34"	N25°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"	N03°34'01"E	37.09'

- 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
- 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
- STBK Building Setback

Note. See Typical Utility and Drainage Easements to be Dedicated by this Plat on Lots 1-42 and 44-49.

REVIEW COPY

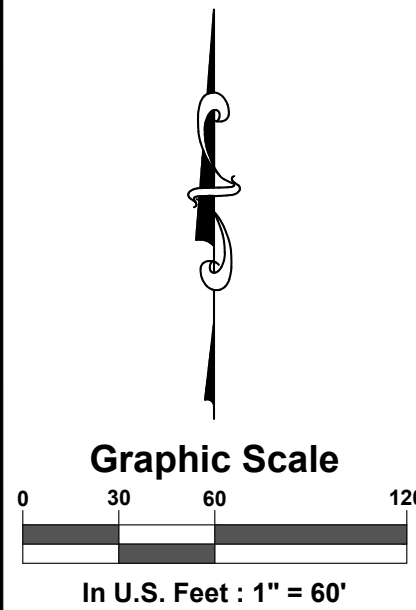


Revision	Date	By
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Job No. 2016-277-003
Drawn by: MEW
Date: 4/17/2025
Approved: SAH
2024 Filing 2 Haymeadow TRMF4-TX-T21

Easement Details

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.,
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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

REVIEW COPY

- LEGEND -

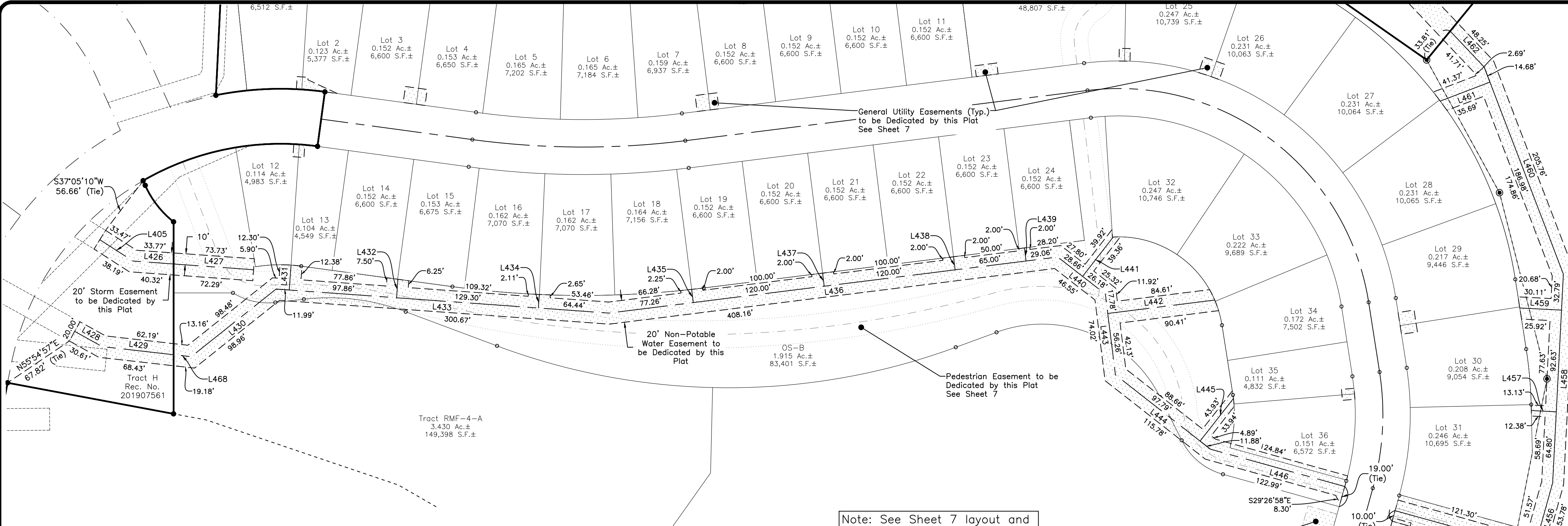
- Found monument as described
- Set 18" long x 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- Found 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- Found 5/8" rebar with 1-1/2" aluminum cap stamped 2696
- Found 5/8" rebar with 1-1/2" aluminum cap stamped 4551
- Found 5/8" rebar with 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
- Street Number 425
- 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
- STBK Building Setback

Revision	Date	By
1		
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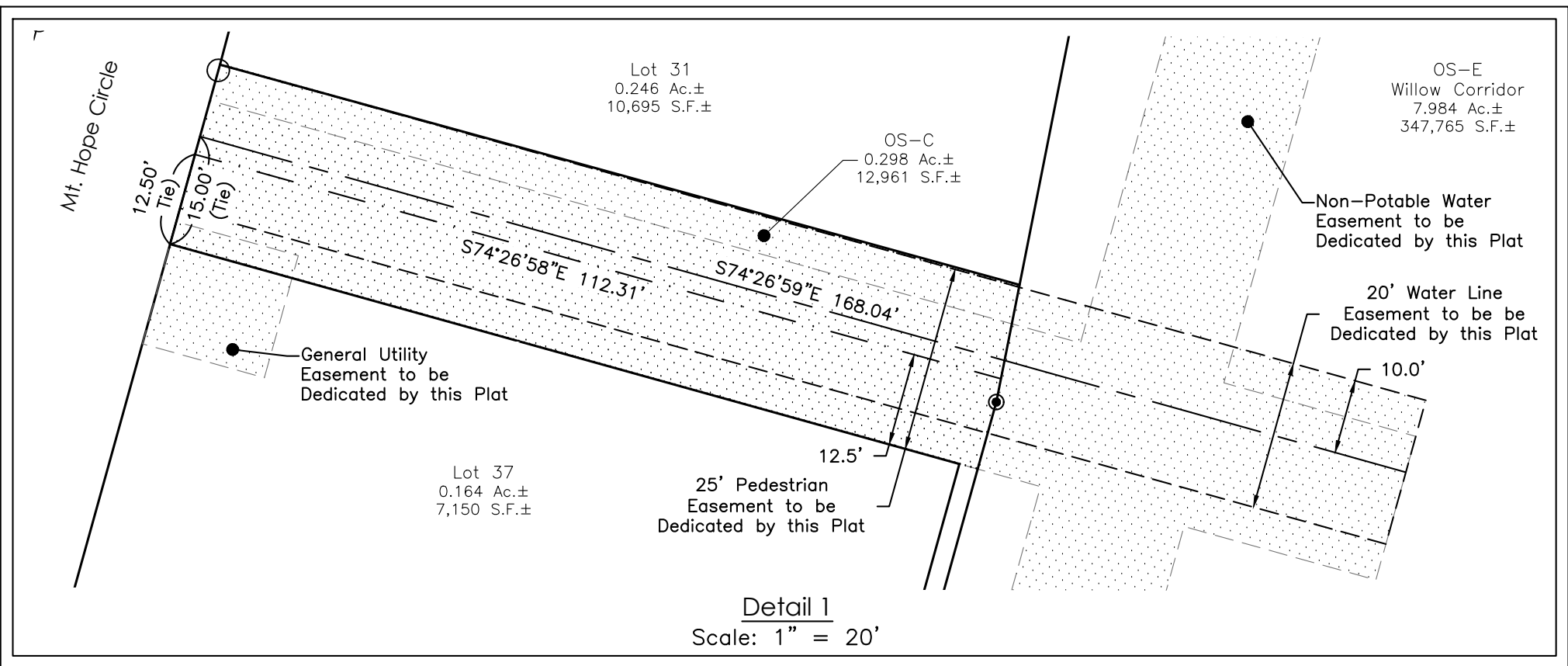
Job No. 2016-277-003
Drawn by: MEW
Date: 4/17/2025
Approved: J. PLS. SAH
2024 Filing 2 Haymeadow TrRMF4-TX-TZ1

Easement Details

Sheet No. 8
Of: 8



Note: See Sheet 7 layout and details for Typical Utility and Drainage Easements to be dedicated by this Plat on Lots 1-42 and 44-49.



LINE #	BEARING	DISTANCE
L401	S18°58'16"E	22.97'
L402	N71°01'44"E	93.35'
L403	N81°51'53"E	322.67'
L404	S87°36'49"E	269.76'
L405	S57°13'24"E	35.83'
L406	S14°08'13"W	10.21'
L407	N69°24'00"E	5.60'
L408	N69°45'58"E	125.41'
L409	S81°51'53"W	240.89'
L410	S36°51'53"W	3.54'
L411	S81°51'53"W	48.91'
L412	S81°51'53"W	15.70'
L413	N53°08'07"W	7.60'
L414	N87°28'01"W	185.58'
L415	S47°31'59"W	2.32'
L416	S18°58'16"E	13.22'
L417	N72°43'57"E	84.10'
L418	N81°51'53"E	273.70'
L419	S53°08'07"E	3.54'
L420	N81°51'53"E	45.10'
L421	S87°28'01"E	179.21'
L422	S42°28'01"E	3.54'
L423	S87°28'01"E	22.45'
L424	S42°28'01"E	3.54'
L425	S87°28'01"E	58.46'

LINE #	BEARING	DISTANCE
L426	S85°52'18"E	37.05'
L427	S85°52'18"E	73.01'
L428	S61°02'29"E	28.62'
L429	S83°32'29"E	65.31'
L430	N51°27'31"E	98.72'
L431	N04°07'37"E	22.70'
L432	N04°07'42"E	16.87'
L433	S85°52'18"E	303.59'
L434	N04°07'42"E	12.32'
L435	N07°07'18"W	12.07'
L436	N82°52'42"E	411.32'
L437	N07°07'18"W	12.00'
L438	N07°07'18"W	12.00'
L439	N07°07'18"W	12.00'
L440	S52°07'13"E	54.84'
L441	N37°52'47"E	45.30'
L442	N82°52'42"E	98.09'
L443	S07°07'18"E	74.03'
L444	S51°56'58"E	109.67'
L445	N38°03'02"E	49.20'
L446	S74°26'58"E	126.87'
L447	N74°26'58"W	131.30'
L448	N74°26'58"W	36.74'
L449	S74°26'58"E	115.27'
L450	N15°33'02"E	24.54'

LINE #	BEARING	DISTANCE
L451	N60°33'02"E	24.96'
L452	S74°26'58"E	21.30'
L453	N15°33'02"E	383.06'
L454	N74°26'58"W	21.30'
L455	N74°26'58"W	21.30'
L456	N15°33'02"E	62.67'
L457	S87°03'40"E	22.38'
L458	N02°56'08"E	190.22'
L459	S87°03'52"E	38.01'
L460	N20°55'46"W	201.66'
L461	S69°04'14"W	48.38'
L462	N43°25'46"W	44.98'
L463	S18°58'16"E	9.26'
L464	S26°01'44"W	21.02'
L465	S71°01'44"W	35.25'
L466	S48°31'44"W	94.77'
L467	N86°28'16"W	9.56'
L468	S83°32'29"E	16.17'

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C401	27.06'	175.00'	8°51'39"	N19°58'52"E	27.04'
C402	27.03'	225.00'	6°52'58"	N18°59'31"E	27.01'