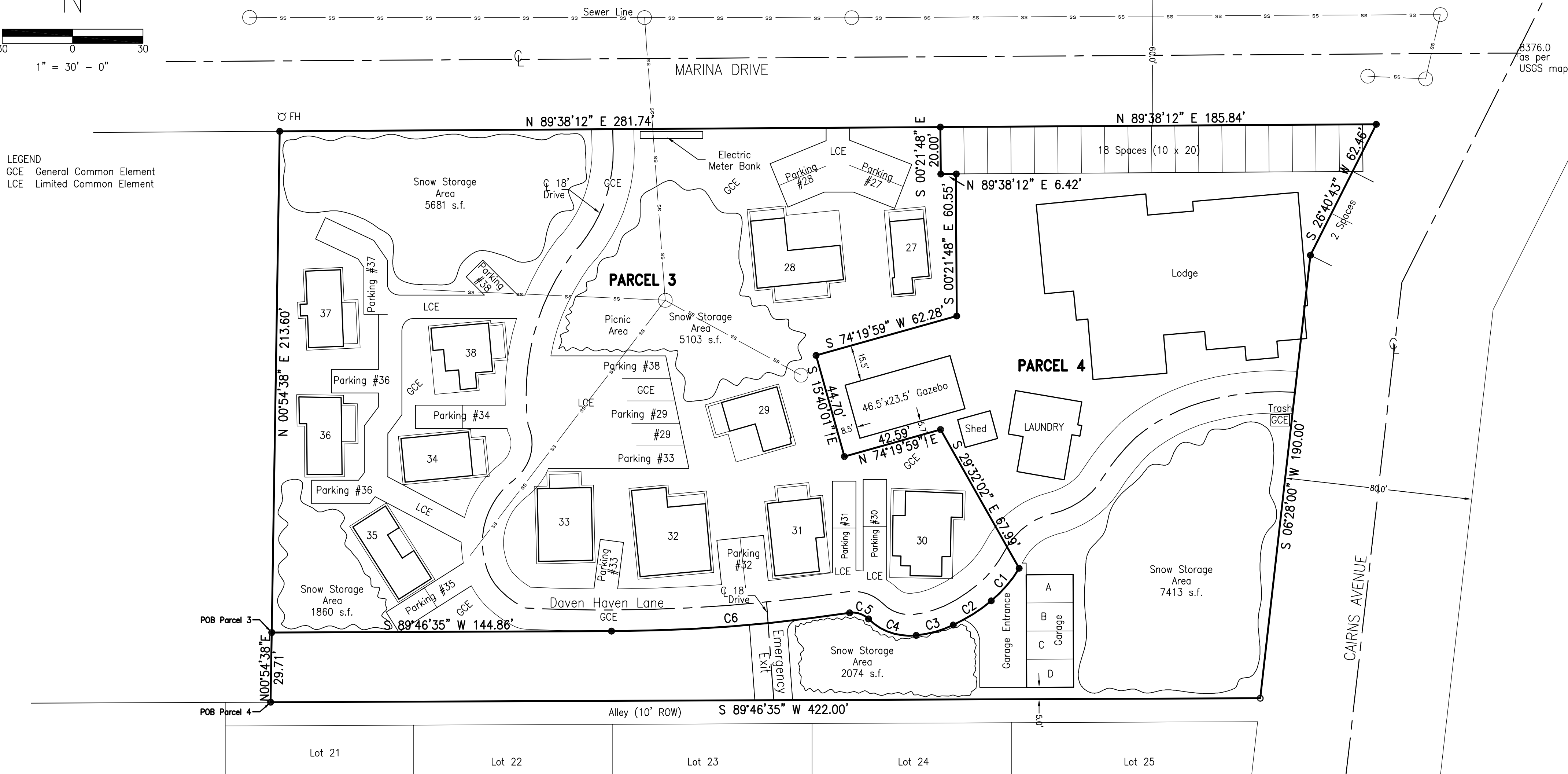


Redevelopment of DAVEN HAVEN CABINS FINAL PLAT 2nd AMENDMENT to the Development formerly known as DAVEN HAVEN COTTAGES as described in Grand County Rec. No. 2002-007245, recorded at Reception 2012002995 of the Clerk and Recorder of Grand County, Colorado

LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M.
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
Sheet 1 of 3



LEGEND
GCE General Common Element
LCE Limited Common Element

NOTES:
1) A perpetual, nonexclusive- easement over, across, and under the property is hereby established for the installation and maintenance of public utilities including but not limited to electricity, natural gas, water, sewer, cable television and telephone. This easement is for the benefit of all providers of such services but shall be subordinate to planned or existing improvements.

2) Inner line around the shape of each cabin represents the existing structure. Outer line around each cabin is the outer boundary of its entire footprint; this exterior-most line of each unit is the "Unit" boundary.

NOTICE: Public notice is hereby given that acceptance of this platted planned development by the Town of Grand Lake does not constitute an acceptance of the roads and rights-of-way reflected hereon for maintenance by said town. Until such roads and rights-of-way meet town road specifications and are specifically accepted by this town by recording with the clerk of this town an official "acceptance", the maintenance, construction, and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land embraced within this planned development. Town "acceptance" of the roads and rights-of-way of this platted planned development shall not be given unless all utilities proposed to be installed in such roads have been constructed and the roads and rights-of-way completed thereafter to town standards.

SURVEYOR CERTIFICATE
I Lindell Lee Catlett, a duly registered land surveyor in the State of Colorado do hereby certify that this Planned Development of Daven Haven Cottages, The Town of Grand Lake, truly and correctly represents the results of a survey made by me or under my direct supervision, and said plot complies with the requirements of Title 38, Article 51, Colorado Revised Statute, and that monuments have been placed on the ground.

LINDELL LEE CATLETT #6503
2559 S.Independence St
Lakewood, CO 80227
(303)985-7761

PLANNING COMMISSION CERTIFICATE
Approved this _____ day of _____, 2002, by Town Planning Commission, Grand Lake, Colorado.

Chairman

CURVE	RADIUS	DELTA	ARC	TANGENT	CBEARING	CHORD
C1	55.49'	18°59'38"	18.39'	9.28'	S40°41'19"W	18.31'
C2	74.58'	14°46'54"	19.24'	9.67'	S57°34'35"W	19.19'
C3	50.43'	18°37'43"	16.40'	8.27'	S74°16'53"W	16.32'
C4	25.11'	50°48'56"	22.27'	11.93'	S70°59'47"E	21.55'
C5	9.47'	52°57'46"	8.75'	4.72'	S72°04'12"E	8.45'
C6	701.50'	8°19'40"	101.96'	51.07'	S85°36'45"W	101.87'

TOWN BOARD OF TRUSTEES CERTIFICATE
Approved this _____ day of _____, 2002, by the Board of Trustees, Grand Lake, Colorado. This approval does not guarantee that the size or soil or flooding conditions of any lots shown hereon are such that a building permit shall be issued. This approval is with the understanding that all expenses involving necessary improvements for all utility services, street improvements, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town of Grand Lake. Also, that the Town of Grand Lake does not assume any responsibility for the correctness or accuracy of any information disclosed on this plat nor any representations or information presented to the TOWN which induced the TOWN to give this certificate.

ATTEST: _____
Town Clerk Mayor

CLERK'S CERTIFICATE

STATE OF COLORADO)

TOWN OF GRAND LAKE)
I hereby certify that this Instrument was filed in my Office at _____ o'clock _____M., _____, _____, 2002, A.D., and is duly recorded.

Town Clerk

BASIS OF BEARING: The South boundary of Parcel 3, between the SE cor (#4 rebar and Alum Cap #6503) and the SW cor of Parcel 2 (#4 Rebar) Bears N89°46'35.2"E per Daven Haven Subdivision Plat.

DEDICATION KNOW ALL MEN BY THESE PRESENTS: That Gregory A. & Carey A. Barnes & The Northern Trust Bank of Florida are the owners and lien holder of that real property situated in the Town of Grand Lake, Colorado, and lying within the exterior boundary of Daven Haven Cottages, more particularly described as follows:

LEGAL DESCRIPTION
Parcel 3
A parcel of land in Lot 9, Section 6, Township 3 North, Range 75 West of the 6th P. M., More particularly described as follows:
Commencing at the SW Corner of Tract "B" (concrete monument) whence the Northeast Corner of Section 6 bears N 25°38'20" E 3137.88 feet;
Thence N89°46'35"E along the South boundary of Tract "B" 369.09 feet;
THENCE N00°54'38"E a distance of 29.71 feet to the POINT OF BEGINNING;
THENCE N00°54'38"E a distance of 213.60 feet;
THENCE N89°38'12"E a distance of 281.74 feet;
THENCE S00°21'48"E a distance of 20.00 feet;
THENCE N89°38'12"E a distance of 6.42 feet;
THENCE S00°21'48"E a distance of 60.55 feet;
THENCE S74°19'59"W a distance of 62.28 feet;
THENCE S15°40'01"E a distance of 44.70 feet;
THENCE N74°19'59"E a distance of 42.59 feet;
THENCE S29°32'02"E non-tangent with the following described curve, a distance of 67.99 feet;
THENCE along the arc of a curve to the right, having a central angle of 18°59'38", a radius of 55.49 feet, a chord bearing of S40°41'19"W a distance of 18.31 feet, and an arc distance of 18.39 feet;
THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 14°46'54", a radius of 74.58 feet, a chord bearing of S57°34'35"W a distance of 19.19 feet, and an arc distance of 19.24 feet;
THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 18°37'43", a radius of 50.43 feet, a chord bearing of S74°16'53"W a distance of 16.32 feet, and an arc distance of 16.40 feet;
THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 50°48'56", a radius of 25.11 feet, a chord bearing of N70°59'47"W a distance of 21.55 feet, and an arc distance of 22.27 feet;
THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 52°57'46", a radius of 9.47 feet, a chord bearing of N72°04'12"W a distance of 8.45 feet, and an arc distance of 8.75 feet;
THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 8°19'40", a radius of 701.50 feet, a chord bearing of S85°36'45"W a distance of 101.87 feet, and an arc distance of 101.96 feet;
THENCE S89°46'35"W tangent with the last described curve a distance of 144.86 feet to the POINT OF BEGINNING.
Containing 60121 square feet, (1.360 Acres), more or less.

Parcel 4
A parcel of land in Lot 9, Section 6, Township 3 North, Range 75 West of the 6th P. M., More particularly described as follows:
Commencing at the SW Corner of Tract "B" (concrete monument) whence the Northeast Corner of Section 6 bears N 25°38'20" E 3137.88 feet;
Thence N89°46'35"E along the South boundary of Tract "B" 369.09 feet to the True Point of Beginning;
THENCE N00°54'38"E a distance of 29.71 feet;
THENCE N89°46'35"E tangent with the following described curve, a distance of 144.86 feet;
THENCE along the arc of a curve to the left, having a central angle of 8°19'40", a radius of 701.50 feet, a chord bearing of N85°36'45"E a distance of 101.87 feet, and an arc distance of 101.96 feet;
THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 52°57'46", a radius of 9.47 feet, a chord bearing of S72°04'12"E a distance of 8.45 feet, and an arc distance of 8.75 feet;
THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 50°48'56", a radius of 25.11 feet, a chord bearing of S70°59'47"E a distance of 21.55 feet, and an arc distance of 22.27 feet;
THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 18°37'43", a radius of 50.43 feet, a chord bearing of N74°16'53"E a distance of 16.32 feet, and an arc distance of 16.40 feet;
THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 14°46'54", a radius of 74.58 feet, a chord bearing of N57°34'35"E a distance of 19.19 feet, and an arc distance of 19.24 feet;
THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 18°59'38", a radius of 55.49 feet, a chord bearing of N40°41'19"E a distance of 18.31 feet, and an arc distance of 18.39 feet;
THENCE N29°32'02"W non-tangent with the last described curve a distance of 67.99 feet;
THENCE S74°19'59"W a distance of 42.59 feet;
THENCE N15°40'01"W a distance of 44.70 feet;
THENCE N74°19'59"E a distance of 62.28 feet;
THENCE N00°21'48"W a distance of 60.55 feet;
THENCE S89°38'12"W a distance of 6.42 feet;
THENCE N00°21'48"W a distance of 20.00 feet to the south line of Marina drive;
THENCE N89°38'12"E a distance of 185.84 feet to the west line of Cairns Avenue;
THENCE S26°40'43"W a distance of 62.46 feet;
THENCE S06°28'00"W a distance of 190.00 feet;
THENCE S89°46'35"W a distance of 422.00 feet to the POINT OF BEGINNING.
Containing 46268 square feet, (1.062 Acres), more or less.

OWNERS' CERTIFICATE: We, Gregory A. and Carey A. Barnes, as owners of the above described property do hereby plat this parcel, which shall be known as Daven Haven Cabins, and do further represent that this plat represents a true and accurate division of this property.

ATTEST: _____
Gregory A. Barnes

Carey A. Barnes

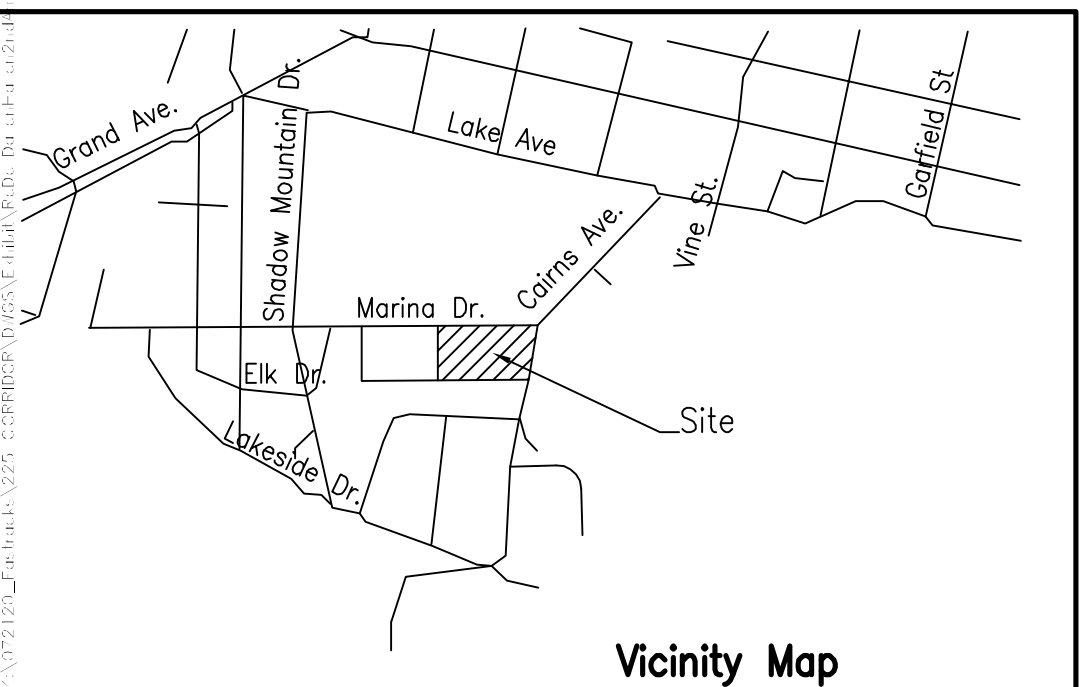
STATE OF COLORADO)
COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2011 by Gregory A. and Carey A. Barnes, owners, Daven Haven Cottages.

Witness my hand and official seal.
My Commission Expires:

Seal _____
Notary Public

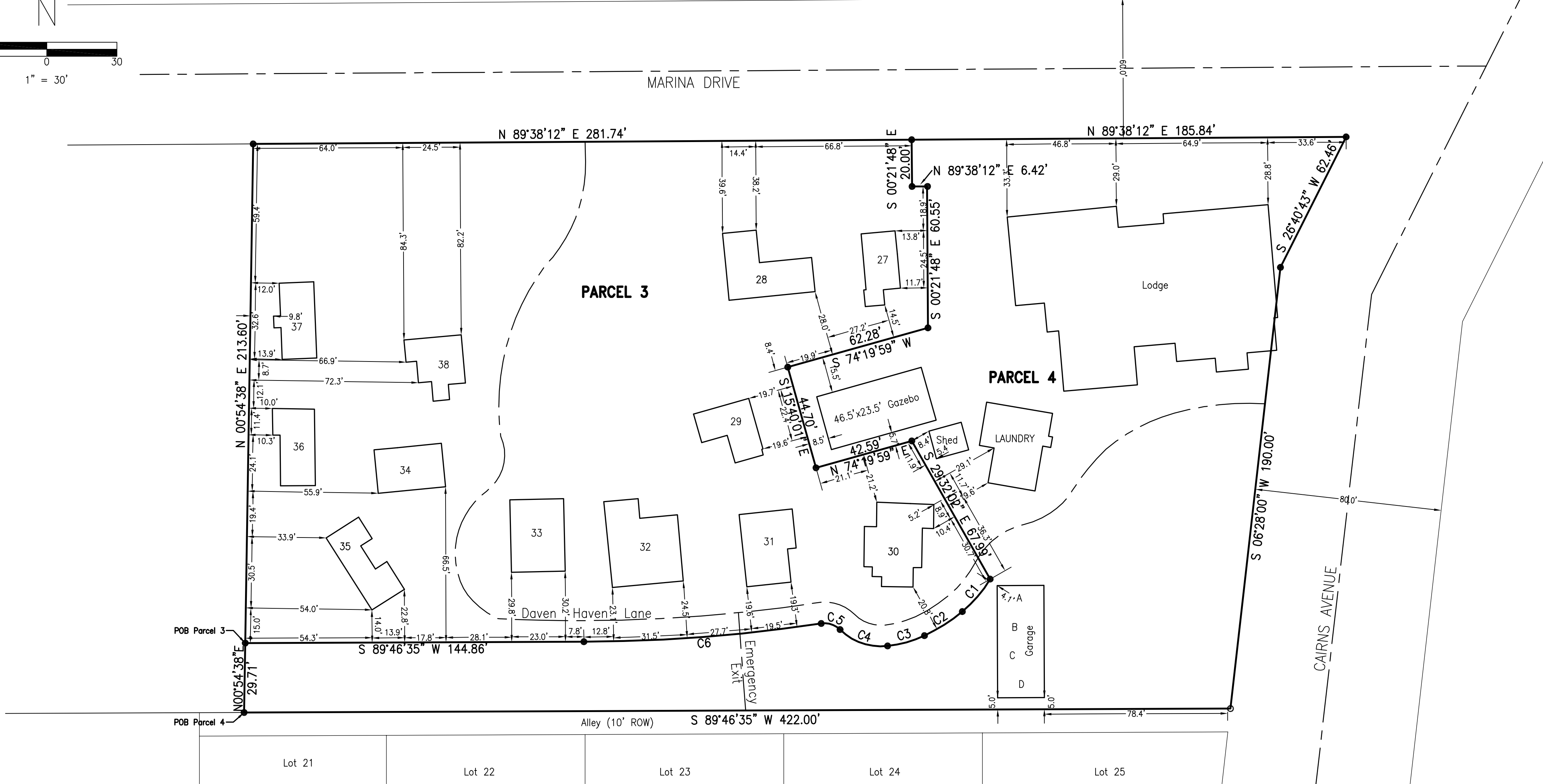
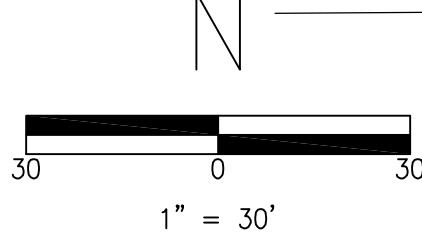
Date: _____



Vicinity Map

Redevelopment of DAVEN HAVEN CABINS FINAL PLAT 2nd AMENDMENT to the Development formerly known as DAVEN HAVEN COTTAGES as described in Grand County Rec. No. 2002-007245, recorded at Reception 2012002995 of the Clerk and Recorder of Grand County, Colorado

LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M.
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
Sheet 2 of 3



CURVE	RADIUS	DELTA	ARC	TANGENT	CBEARING	CHORD
C1	55.49'	18°59'38"	18.39'	9.28'	S40°41'19"W	18.31'
C2	74.58'	14°46'54"	19.24'	9.67'	S57°34'35"W	19.19'
C3	50.43'	18°37'43"	16.40'	8.27'	S74°16'53"W	16.32'
C4	25.11'	50°48'56"	22.27'	11.93'	S70°59'47"E	21.55'
C5	9.47'	52°57'46"	8.75'	4.72'	S72°04'12"E	8.45'
C6	701.50'	8°19'40"	101.96'	51.07'	S85°36'45"W	101.87'

All numbers except parking spaces and dates are in square feet:

PARCEL 3	From April,21012 Rec.#2012002995	November,2012 Corrected figures by category
Total of Foot Prints and Common Area	60,121.0	60,121.0
Snow Storage	12,644.0	12,644.0
Foot Prints of Units	10,627.69	10,541.15
Common Area/Open Space	49,493.31	49,579.85
Common area less snow storage	36,849.31	36,935.85

Parking spaces dedicated for Parcel 3: 24 (two per cabin)

PARCEL 4		
TOTAL	46,268.0	46,268.0
Lodge	6,926.76	6,926.76
Snow storage	9,487.0	9,487.0
Gazebo	1,092.75	1,092.75
Laundry	790.4	790.4
Shed	176.1	176.1
Parking for Lodge	3,600.0	3,600.0

Parking spaces dedicated for Lodge Parcel 4: 20

No changes were made to Parcel 4 and the square footage increased on the common area in Parcel 3 by 86.54 square feet

History of the Daven Haven plats

The first plat for Daven Haven was recorded on July 16, 2002, at Reception #2002007245 as two pages with the title Daven Haven Cottages Final Plat. It set forth the footprints of each cabin in Parcel 3 as well as the Lodge in Parcel 4. It also showed five Future Townhome Sites and Garage spaces A through N.

It is customary in Grand Lake to record an As Built Plat. The As Built Plat Daven Haven Cottages was recorded on May 13, 2005 as three pages at Reception # 2005004886. This added the elevations for each cabin in Parcel 3 as well as for the gazebo, laundry building 39 and the existing garages and it added elevations for the Lodge in Parcel 4.

In 2008, the Owners decided to eliminate the Future Building Sites so the single page plat known as 1st Amendment to the Final Plat of Daven Haven Cottages as described in Grand County Rec. No. 2002-007245 was recorded on December 17, 2008 at Reception # 2008011705. In the NW corner, Future Townhome Sites 1, 2 and 3 with their designated parking sites were shown as blank space, and in the SE corner, Future Townhome Sites 4 and 5 with their parking sites became labeled as Snow Storage Area 3205.49 s.f.

In 2012, the Owners re-drew the boundary of Parcel 4 to include the gazebo, the laundry building 39 and the garage spaces A through N and the snow storage area in the SE corner; they deleted the actual garage spaces. The Owners also chose to re-name the Planned Development "Daven Haven Cabins..." and to re-name Cottage Drive "Daven Haven Lane".

On April 20, 2012, a two page plat was recorded at Rec. No. 2012-002995 with this title: Daven Haven Cabins Final Plat 2nd Amendment to the Development formerly known as Daven Haven Cottages as described in Grand County Rec. No. 2002-007245.

These parties signed on page one: Town of Grand Lake Planning Commission and Board of Trustees, Surveyor, Owner and Lender. Page two showed dimensions for Cabins and their footprints; the footprints are larger than the Cabins as they are built (refer to As Built plat above).

Enlarging the boundary of Parcel 4 made Parcel 3 smaller. Snow storage areas changed, two parking spaces were designated for each of the 12 cabins (which are referred to as Cabins 27 through 38) and an emergency exit on the south side was labeled; that exit crosses Parcel 4 whereas on earlier plats that area had been a portion of Parcel 3.

After that plat was recorded on April 20, 2012, the Grand County Assessor's office requested for the footprints to be tied to actual locations. When the surveyor added those ties, he discovered the need for some corrections in dimensions and those scrivener errors were corrected on this three page plat.

Page 1 of 3 shows the revised boundaries of Parcels 3 and 4 with parking spaces and snow storage as approved by the Town of Grand Lake on the plat recorded April 20, 2012.

Page 2 of 3 shows the ties. It also shows the number of parking spaces and a table with total square footages and square footage of Footprints, Snow Storage and Common Area/Open Space, which have changed since those tables were printed on the plats recorded in 2002 and in 2005.

Page 3 of 3 shows dimensions of the Cabins and Footprints. The Building Data table shows the corrected Total Footprint Square Footages compared with those shown on the April 20, 2012 plat.

This plat meets the requirements of Redevelopment Procedure in Section 12-9-8 of the Land Use Regulations for the Town of Grand Lake and is named Redevelopment of Daven Haven Cabins Final Plat 2nd Amendment to the Development formerly known as Daven Haven Cottages as described in Grand County Reception No. 2002007245, recorded at Reception No. 2012002995.

NOTE: All ties to Cabins
are right angle to Property Lines

SURVEYOR CERTIFICATE

I Lindell Lee Catlett, a duly registered land surveyor in the State of Colorado do hereby certify that this Planned Development of Daven Haven Cabins Final Plat 2nd Amendment, The Town of Grand Lake, truly and correctly represents the results of a survey made by me or under my direct supervision, and said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statute, and that monuments have been placed on the ground.

LINDELL LEE CATLETT #6503
2559 S.Independence St
Lakewood, CO 80227
(303)985-7761

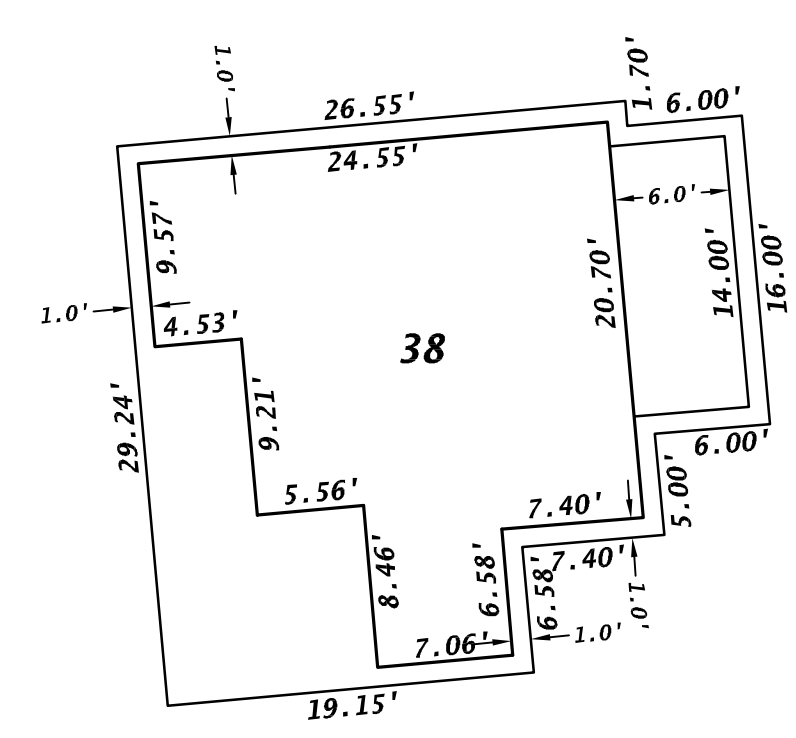
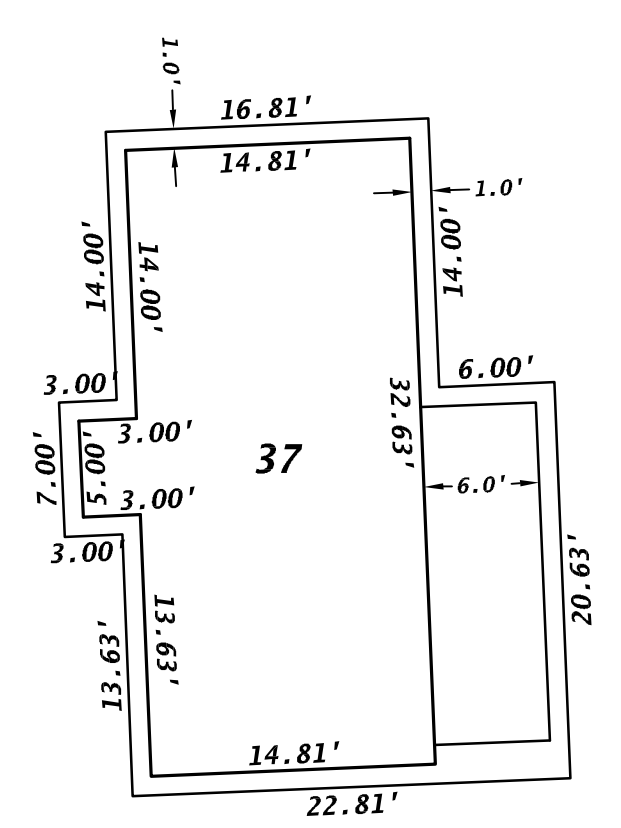
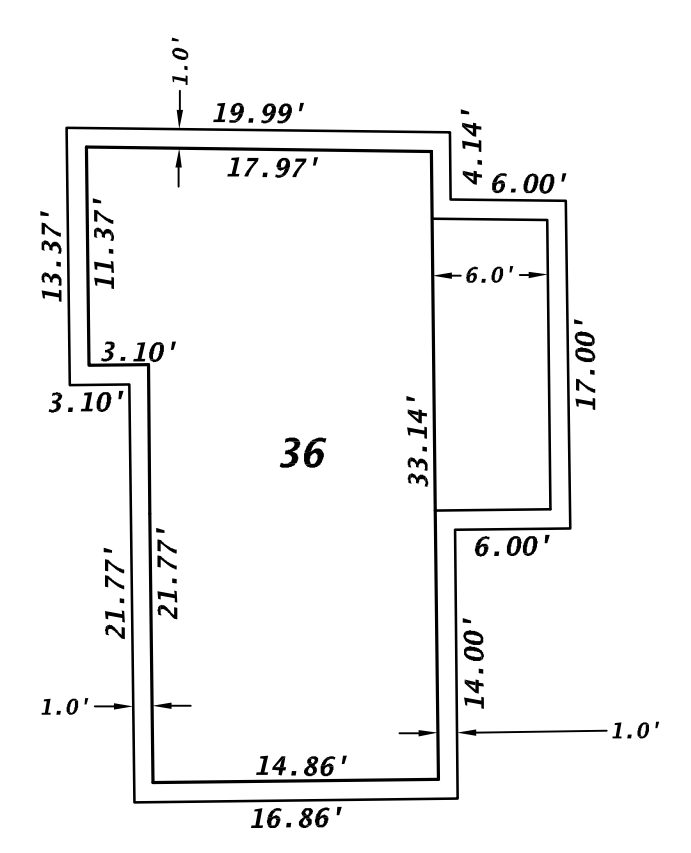
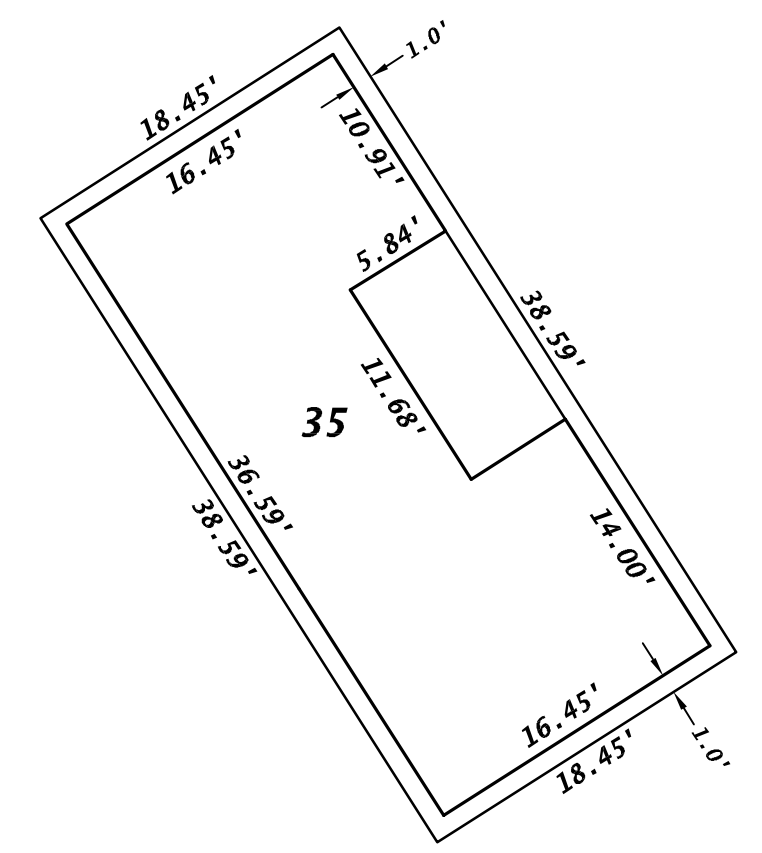
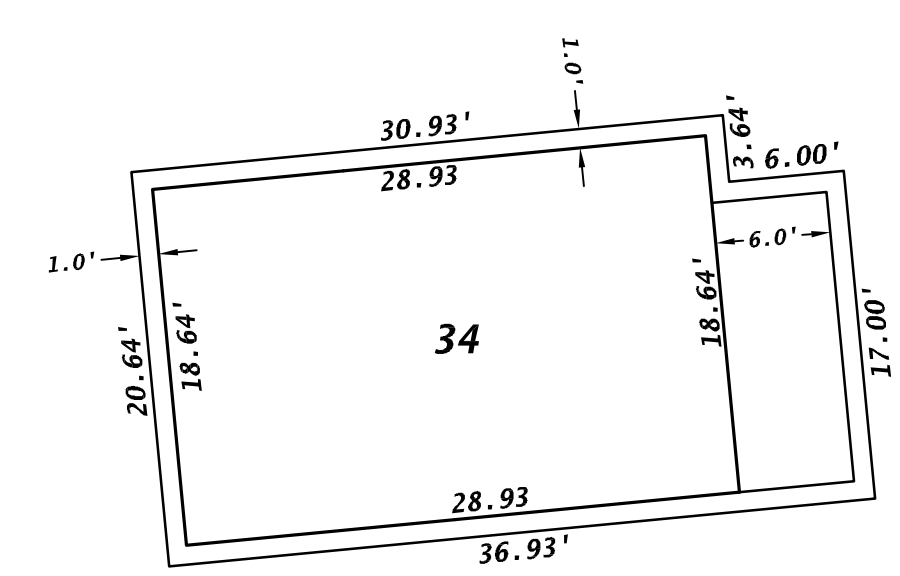
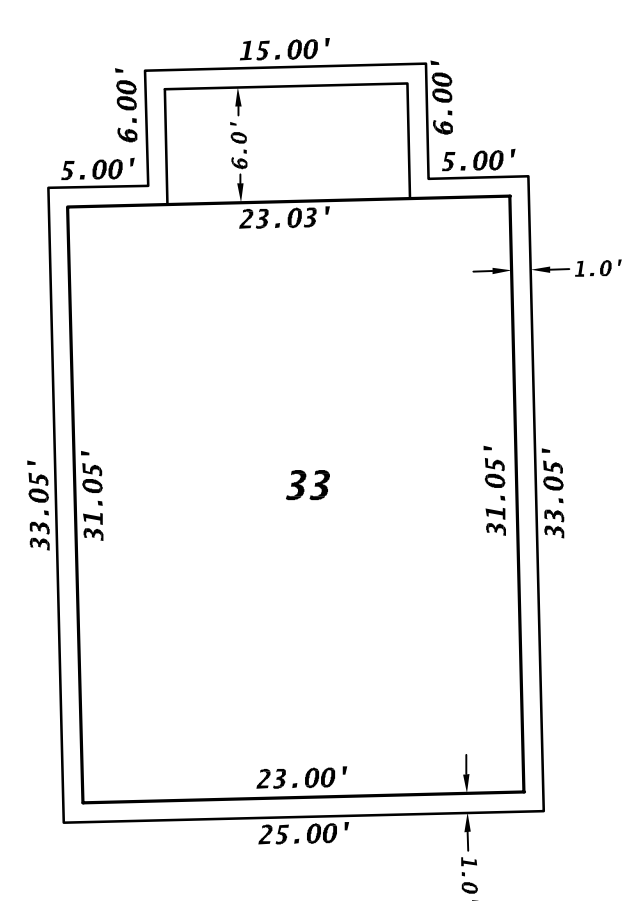
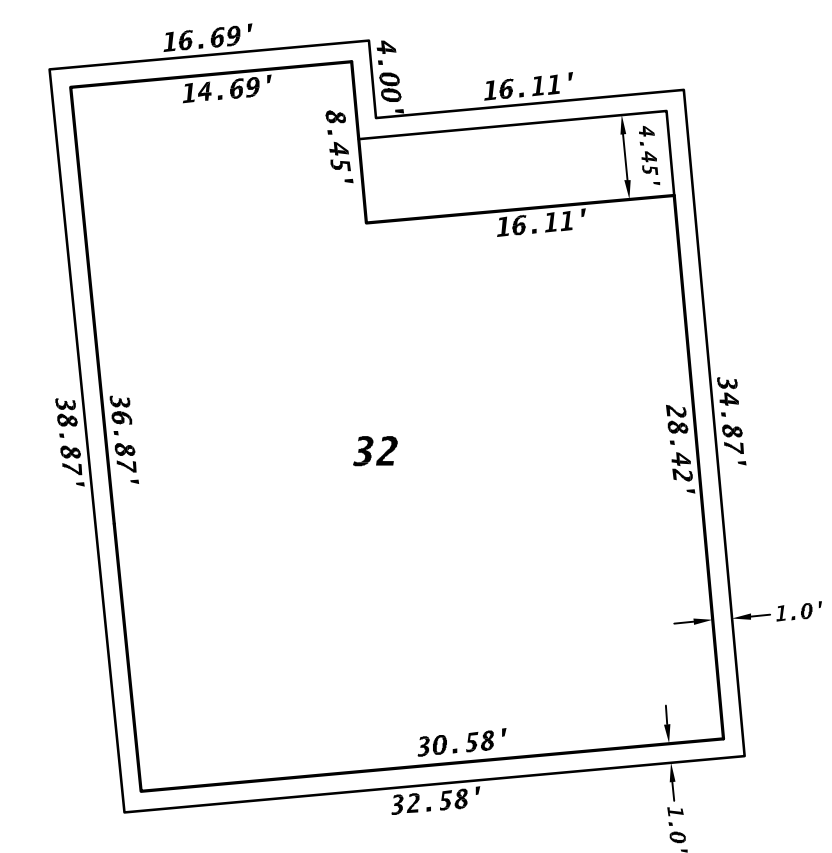
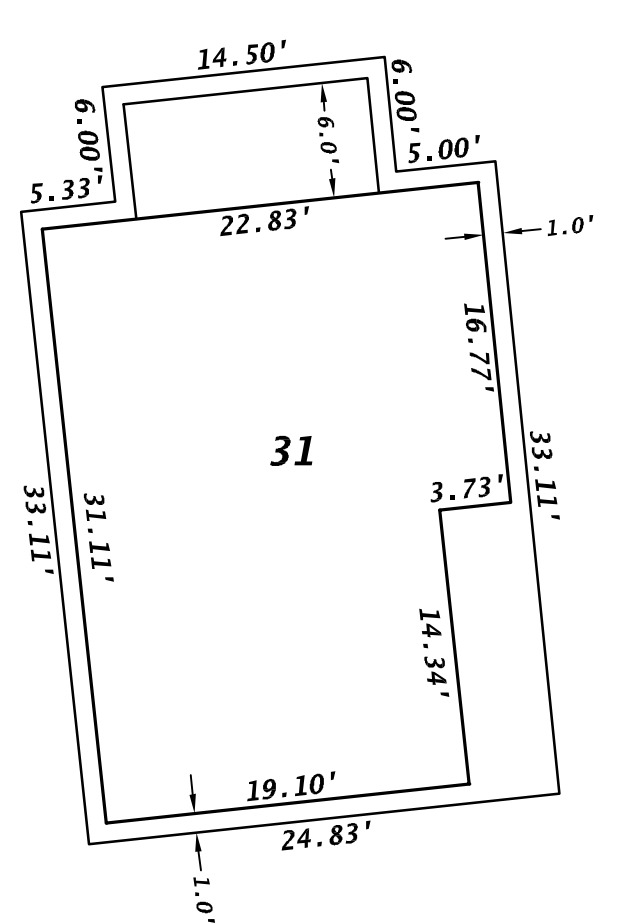
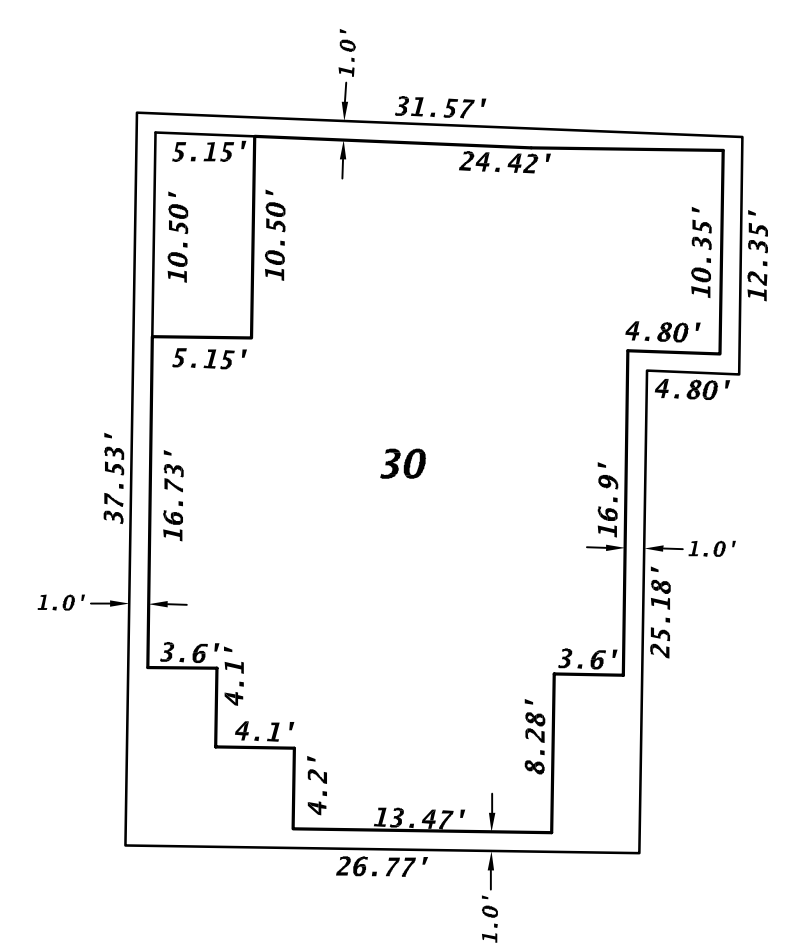
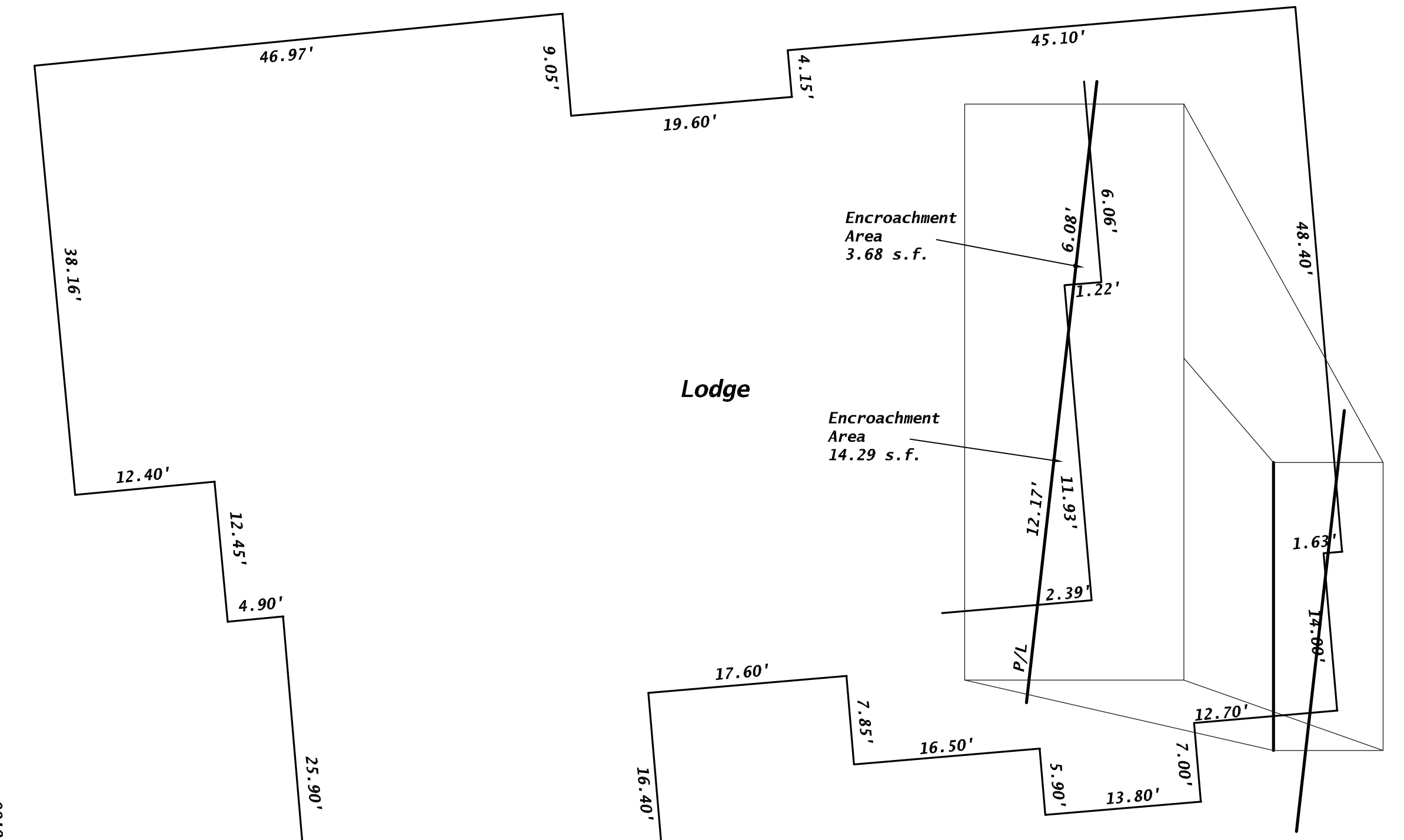
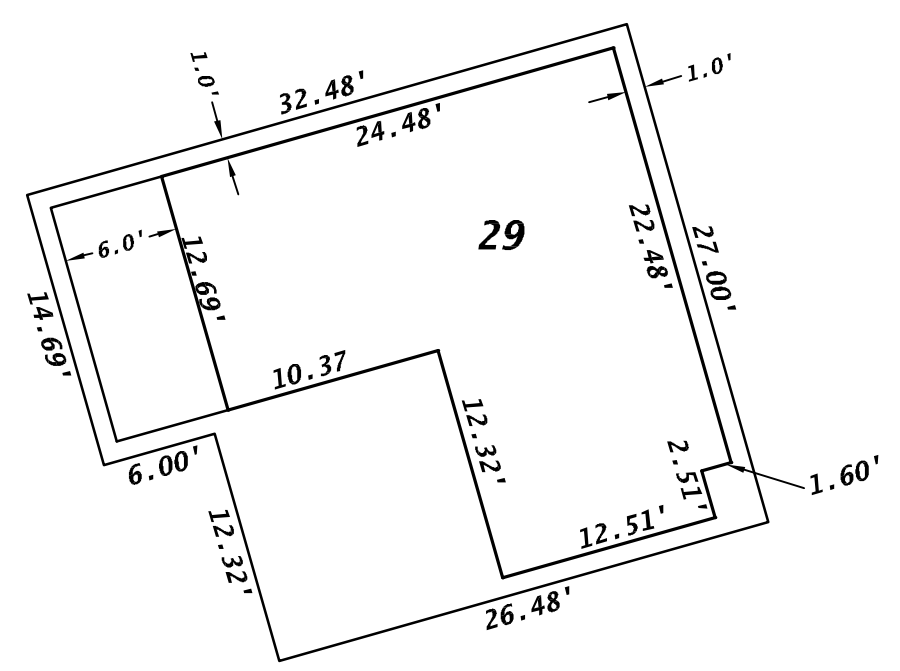
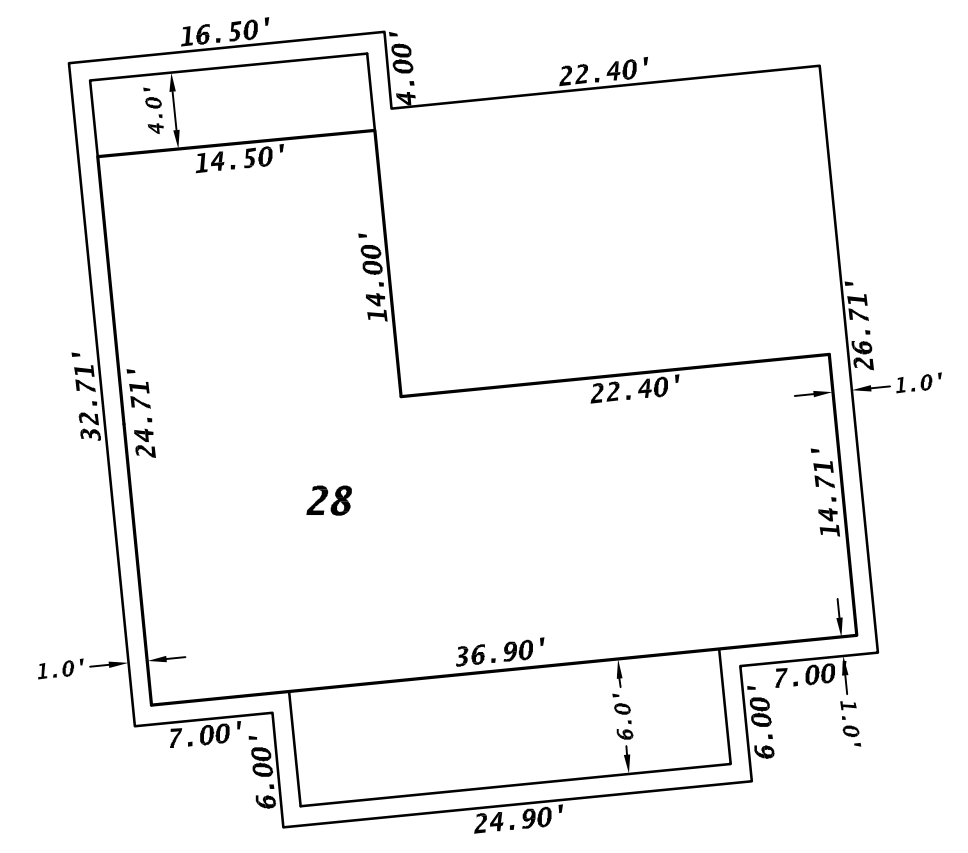
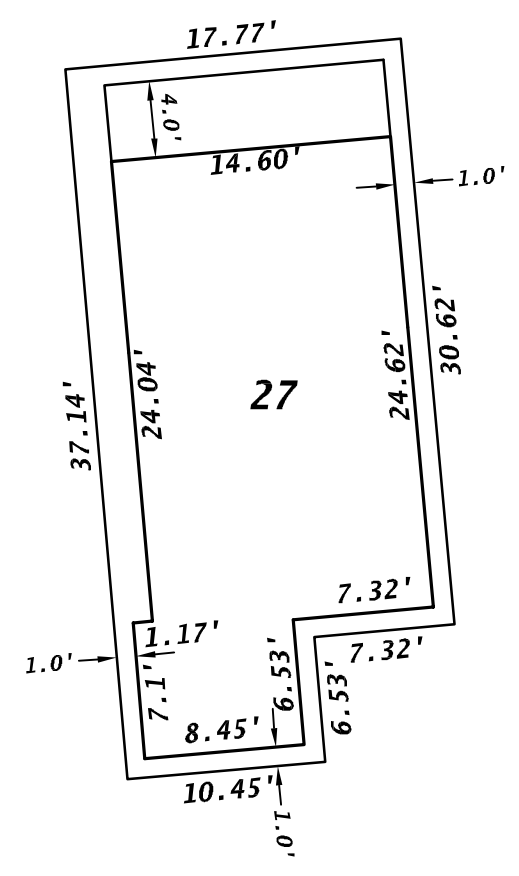
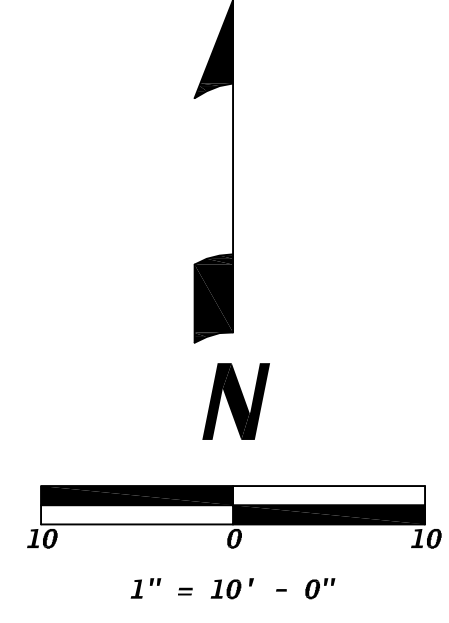
DATE

Town of Grand Lake

Date: _____

Redevelopment of DAVEN HAVEN CABINS FINAL PLAT 2nd AMENDMENT to the Development formerly known as DAVEN HAVEN COTTAGES as described in Grand County Rec. No. 2002-007245, recorded at Reception 2012002995 of the Clerk and Recorder of Grand County, Colorado

LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M.
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
Sheet 3 of 3



	BUILDING DATA	
	From April, 2012 #2012002995	November, 2012 Corrected
	Total Footprint sf	Total Footprint sf
Unit 27	606.26	612.36
Unit 28	1407.70	1254.42
Unit 29	801.76	803.10
Unit 30	1072.30	1063.96
Unit 31	907.55	909.12
Unit 32	1202.80	1202.80
Unit 33	914.50	916.25
Unit 34	741.24	740.40
Unit 35	710.88	711.99
Unit 36	732.29	735.91
Unit 37	706.04	726.91
Unit 38	824.37	863.93
Total	10,627.69	10,541.15

Lodge sf = 6926.76 (unchanged)