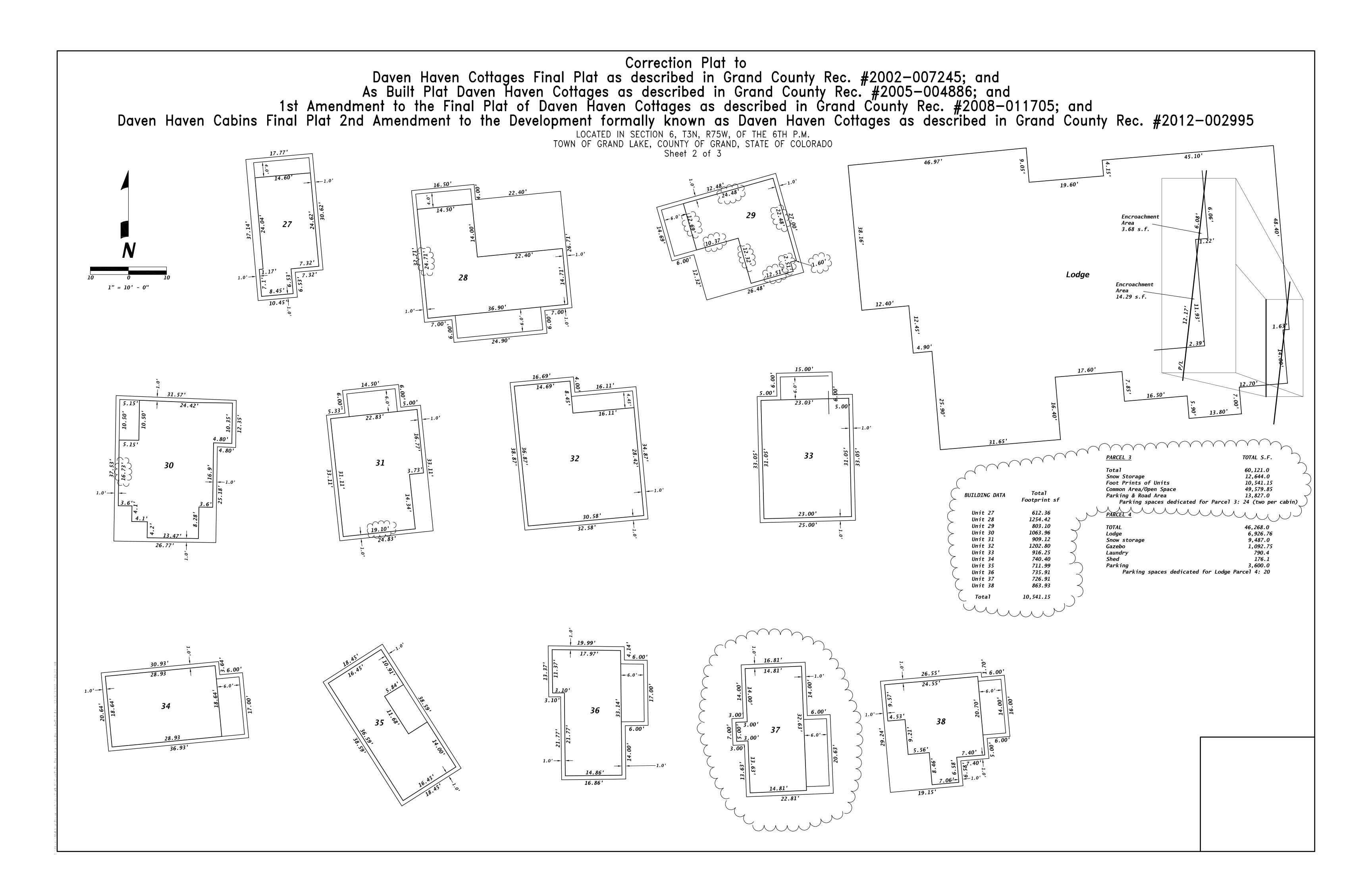
Correction Plat to Daven Haven Cottages Final Plat as described in Grand County Rec. #2002-007245; and As Built Plat Daven Haven Cottages as described in Grand County Rec. #2005-004886; and 1st Amendment to the Final Plat of Daven Haven Cottages as described in Grand County Rec. #2008-011705; and Daven Haven Cabins Final Plat 2nd Amendment to the Development formally known as Daven Haven Cottages as described in Grand County Rec. #2012-002995 LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M. TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO 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: Sheet 1 of 3 Commencing at the SW Corner of Tract "B" (concrete monument) whence the Northeast Corner of Section 6 bears N 25°38'20" E Thence N89°46'35"E along the South boundary of Tract "B" 369.09 feet; THENCE NO0°54'38"E a distance of 29.71 feet to the POINT OF BEGINNING; THENCE NO0°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; N 89'38'12" E 185.84' N 89'38'12" E 281.74 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 18 Spaces (10 k 20) 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 N 89'38'12" E 6.42' GCE General Common Element 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; LCE Limited Common Element Snow Storage 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, (1.380 Acres), more or less. 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: Snows Storage Commencing at the SW Corner of Tract "B" (concrete monument) whence the Northeast Corner of Section 6 bears N 25°38'20" E Thence N89'46'35"E along the South boundary of Tract "B" 369.09 feet to the True Point of Beginning: THENCE NO0°54'38"E a distance of 29.71 feet PARCEL 4 Parking #38 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 Parking #29 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; Parking #36 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; 1" = 30' - 0"THENCE N15°40'01"W a distance of 44.70 feet: THENCE N74°19'59"E a distance of 62.28 feet; THENCE NO0°21'48"W a distance of 60.55 feets Snow Storage THENCE S89°38°12"W a distance of 6.42 feet 7413 s.f. THENCE NO0°21'48"W a distance of 20.00 feet to the south line of Marina drive; Area THENCE N89°38'12"E a distance of 185.84 feet to the west line of Cairns Avenue; 1860 s.f. THENCE S26°40'43"W a distance of 62.46 feet; POB Parcel 3— S\89'46'35" W 144.86' 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. Snow Storage Area 2074 s.f. 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 S 89°46'35" W 422.00' Alley (10' ROW) POB Parcel 4 Gregory A. Barnes Lot 21 Lot 22 Lot 23 Lot 24 Carey A. Barnes CURVE RADIUS DELTA ARC TANGENT CBEARING CHORD C1 55.49' 18'59'38" 18.39' 9.28' \$40'41'19"W 18.31' C2 74.58' 14'46'54" 19.24' 9.67' \$57'34'35"W 19.19' 1) A perpetual, nonexclusive— easement over, across, and under the property is hereby established STATE OF COLORADO for the installation and maintenance of public utilities including but not limited to electricity, natural C2 74.36 14.40.4 19.24 3.67 337.54.35 W 19.15 C3 50.43' 18*37'43" 16.40' 8.27' \$74*16'53"W 16.32' C4 25.11' 50'48'56" 22.27' 11.93' \$70'59'47"E 21.55' C5 9.47' 52'57'46" 8.75' 4.72' \$72'04'12"E 8.45' C6 701.50' 8*19'40" 101.96' 51.07' \$85'36'45"W 101.87' gas, water, sewer, cable television and telephone. This easement is for the benefit of all providers of COUNTY OF GRAND such services but shall be subordinate to planned or existing improvements. The foregoing instrument was acknowledged before me this _____ day of _____, 2012 by Gregory A. and 2) Inner line around the shape of each cabin represents the existing structure. Outer line around each Carey A. Barnes, owners, Daven Haven Cottages. cabin is the outer boundary of its entire footprint; this exterior-most line of each unit is the "Unit" Witness my hand and official seal. boundary. TOWN BOARD OF TRUSTEES CERTIFICATE Corrections delineated with My Commission Expires: Approved this _____ day of _____, 2012, by the Board of Trustees, Grand Lake, Colorado. This approval does not guarantee that the size or soil or NOTICE: Public notice is hereby given that acceptance of this platted planned development by the flooding conditions of any lots shown hereon are such that a building permit Town of Grand Lake does not constitute an acceptance of the roads and rights-of-way reflected shall be issued. This approval is with the understanding that all expenses hereon for maintenance by said town. Until such roads and rights-of-way meet town road involving necessary improvements for all utility services, street specifications and are specifically accepted by this town by recording with the clerk of this town an improvements, paving, grading, landscaping, curbs, gutters, street lights, official "acceptance", the maintenance, construction, and all other matters pertaining to or affecting OWNERS' CERTIFICATE: We. Jim McComb and Karn McComb. as OWNERS' CERTIFICATE: I. Christopher Mandell, as owner Cabin street signs, and sidewalks shall be financed by others and not the Town of said roads and rights-of-way are the sole responsibility of the owners of the land embraced within owners Cabin 31 within the above described property do 29 within the above described property do hereby plat this Grand Lake. Also, that the Town of Grand Lake does not assume any this planned development. Town "acceptance" of the roads and rights—of—way of this platted planned hereby plat this parcel, which shall be known as Daven Haven parcel, which shall be known as Daven Haven Cabins, and do responsibility for the correctness or accuracy of any information disclosed development shall not be given unless all utilities proposed to be installed in such roads have been Cabins, and do further represent that this plat represents a further represent that this plat represents a true and constructed and the roads and rights—of—way completed thereafter to town standards. on this plat nor any representations or information presented to the TOWN true and accurate division of this property. accurate division of this property. which induced the TOWN to give this certificate. SURVEYOR CERTIFICATE I Lindell Lee Catlett, a duly registered land surveyor in the State of Colorado do hereby certify that this Correction Plat truly and correctly represents the results Town Clerk 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 STATE OF COLORADO that monuments have been placed on the ground. CLERK'S CERTIFICATE COUNTY OF GRAND STATE OF COLORADO STATE OF COLORADO The foregoing instrument was acknowledged before me this LINDELL LEE CATLETT #6503 COUNTY OF GRAND _____, 2012 by Christopher Mandell, owner Cabin 29, Daven Haven Cottages. TOWN OF GRAND LAKE) 2559 S.Independence St I hereby certify that this Instrument was filed in my Office at ____o'clock Lakewood, CO 80227 The foregoing instrument was acknowledged before me this _____.M., ______, _____, 2012, A.D., and is duly recorded. (303)985-7761 Witness my hand and official seal. _____, day of _____, 2012 by Jim McComb and Karn McComb, owners Cabin 31, Daven Haven My Commission Expires: Cottages. Town Clerk PLANNING COMMISSION CERTIFICATE Witness my hand and official seal. Notary Public Approved this _____ day of _____, 2012, by Town Planning Commission, My Commission Expires: Grand Lake, Colorado. 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" Notary Public N89°46'35.2"E per Daven Haven Subdivision Plat. Chairman Vicinity Map



Correction Plat to

Daven Haven Cottages Final Plat as described in Grand County Rec. #2002-007245; and

As Built Plat Daven Haven Cottages as described in Grand County Rec. #2005-004886; and

1st Amendment to the Final Plat of Daven Haven Cottages as described in Grand County Rec. #2008-011705; and

Daven Haven Cabins Final Plat 2nd Amendment to the Development formally known as Daven Haven Cottages as described in Grand County Rec. #2012-002995

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 N 89'38'12" E 185.84' N 89°38'12" E 281.74' PARCEL 3 <u> Daven 🤁 Haven🏪 Lane _</u> POB Parcel 3— S 89°46'35" W 422.00' POB Parcel 4— Lot 21 Lot 24 CURVE RADIUS DELTA ARC TANGENT CBEARING CHORD NOTE: All ties to Cabins are right angle to Property Lines