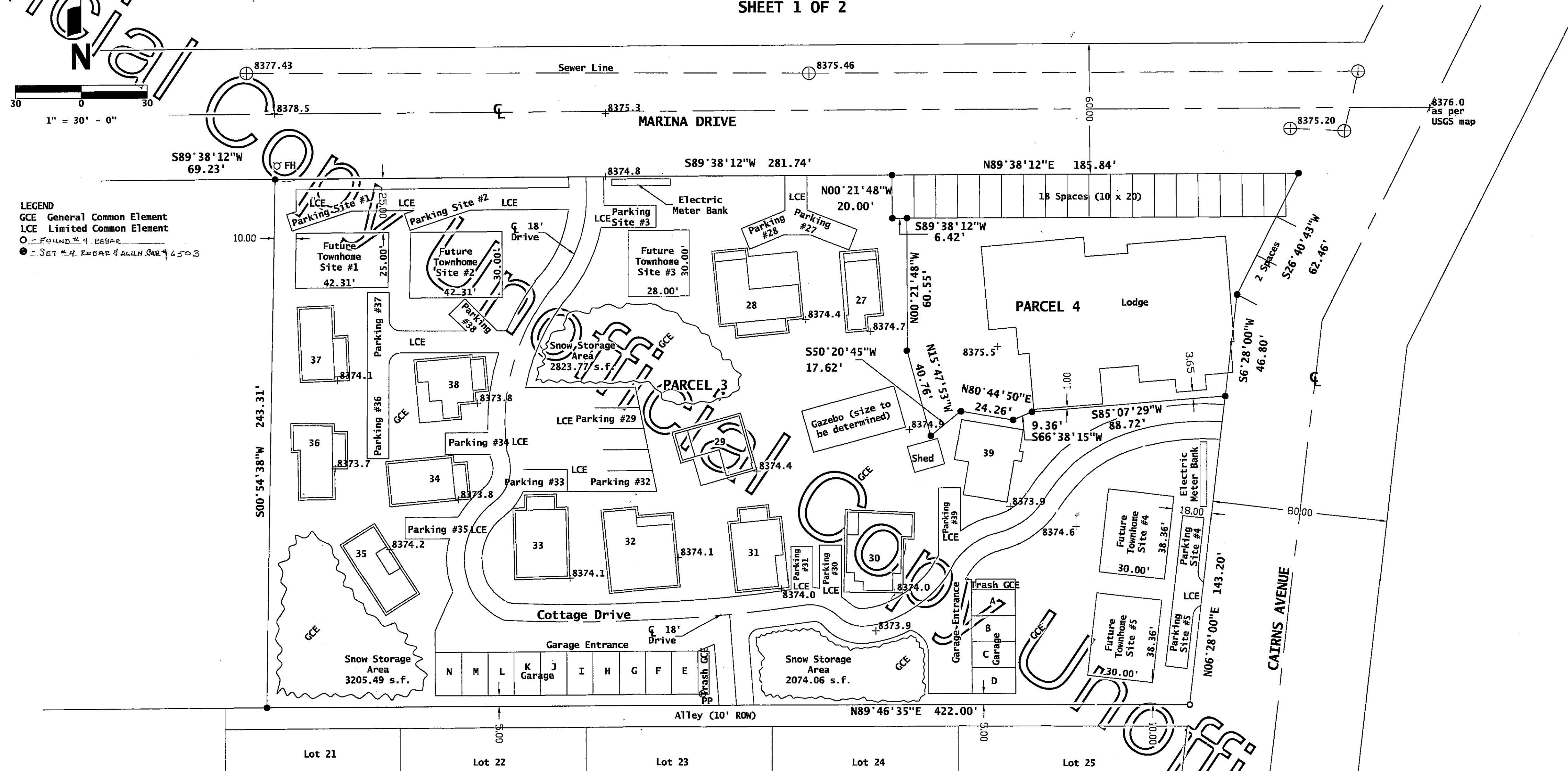


DAVEN HAVEN COTTAGES FINAL PLAT

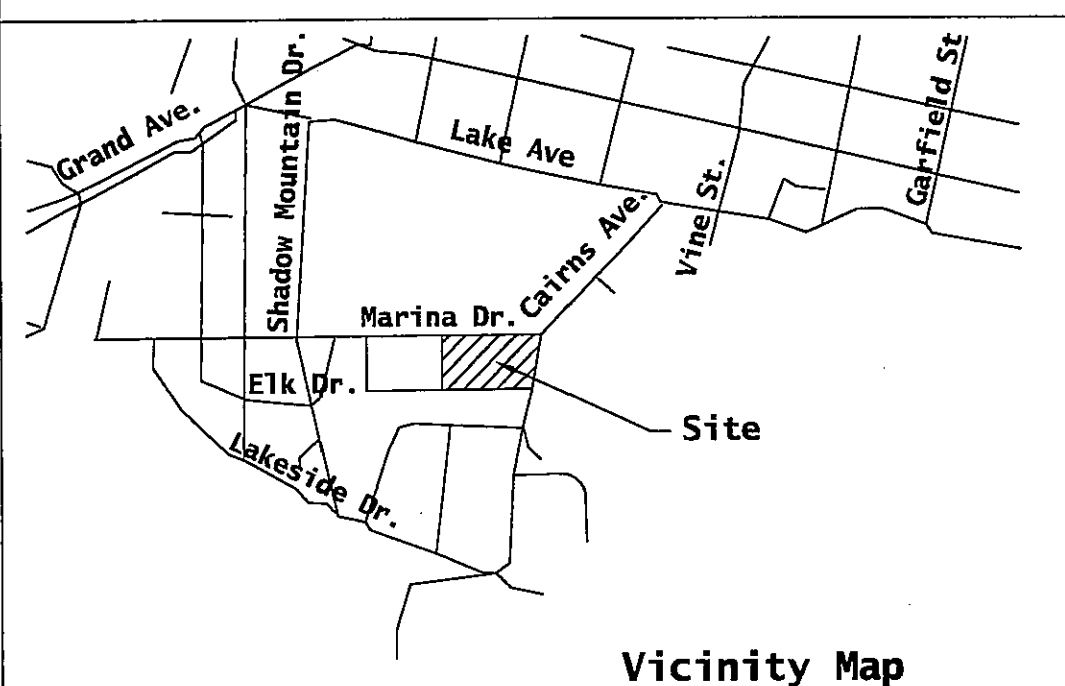
A PLANNED DEVELOPMENT OF PARCEL 3, MARINA DRIVE MINOR SUBDIVISION, LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M.
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
SHEET 1 OF 2



LEGEND
GCE General Common Element
LCE Limited Common Element
O = FOUND 4\"/>

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.

NOTICE:
Public notice is hereby given that acceptance of this 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 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 plat complies with the requirements of Title 38, Article 51, Colorado Revised Statute, and that monuments hereon placed on the ground.

Lindell Lee Catlett
2667 So. Wadsworth Ct.
Lakewood, CO 80227
(303)985-7761

PLANNING COMMISSION CERTIFICATE

Approved this 15th day of May, 2002, by Town Planning Commission, Grand Lake, Colorado.

Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this 28th day of May, 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: Ronda Kaliske
Town Clerk

CLERK'S CERTIFICATE

STATE OF COLORADO)
TOWN OF GRAND LAKE)
I hereby certify that this Instrument was filed in my Office at 11:00 o'clock A.M., June 11, 2002, A.D., and is duly recorded.

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 N 89°46'35" E along the South boundary of Tract "B" 369.09 feet to the True Point of Beginning;
Thence N 89°46'35" E along the South boundary of Tract "B" 422.00 feet to a point on the West boundary of Cairns Ave.,
Thence N 6°28'00" E along the West boundary of Cairns Ave., 143.20 feet to a point,
Thence S 85°07'29" E 88.72 feet to a point,
Thence S 66°38'15" W 9.36 feet to a point,
Thence N 80°44'50" E 24.26 feet to a point,
Thence S 50°20'45" W 17.62 feet to a point,
Thence N 15°47'53" W 40.76 feet to a point,
Thence N 0°21'48" W 60.55 feet to a point,
Thence S 89°38'12" W 6.42 feet to a point,
Thence N 00°21'48" W 20.0 feet to a point on the South boundary of Marina Drive,
Thence S 89°38'12" W along the South boundary of Marina Drive 281.74 feet to a point,
Thence S 00°54'38" W 243.31 feet to the True Point of Beginning.
Said Tract contains 2.053 Acres

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 N 89°46'35" E along the South boundary of Tract "B" 791.09 feet to a point on the West boundary of Cairns Ave., Thence N 6°28'00" E 143.20 feet to the True Point of Beginning;
Thence S 85°07'29" W 88.72 feet to a point,
Thence S 66°38'15" W 9.36 feet to a point,
Thence N 80°44'50" E 24.26 feet to a point,
Thence S 50°20'45" W 17.62 feet to a point,
Thence N 15°47'53" W 40.76 feet to a point,
Thence N 0°21'48" W 60.55 feet to a point,
Thence S 89°38'12" W 6.42 feet to a point,
Thence N 00°21'48" W 20.0 feet to a point on the South boundary of Marina Drive,
Thence N 89°38'12" E along the South boundary of Marina Drive 185.84 feet to a point on the West boundary of Cairns Ave.,
Thence S 26°40'43" W along the West boundary of Cairns Ave., 62.46 feet,
Thence S 6°28'00" W along the West boundary of Cairns Ave., 46.80 feet to the True Point of Beginning.
Said Tract contains 0.389 Acres.

We, Gregory A. and Carey A. Barnes and The Northern Trust Bank of Florida, owners and lien holder of the above-described property do hereby plat this parcel, and it will be known as Daven Haven Cottages. This plat represents a true and accurate division of this property.

ATTEST: Gregory A. Barnes
Gregory A. Barnes
Carey A. Barnes

William L. Shaw as Vice President of the Northern Trust Bank of Florida, Trustee for the Robert L. Shaw IRA Rollover Trust, Dated February 11, 1993, for the Benefit of Robert L. Shaw.

STATE OF COLORADO)
COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this 10th day of June, 2002 by Gregory A. and Carey A. Barnes, owners, Daven Haven Cottages.

Witness my hand and official seal.
My Commission Expires: 8/31/04

Seal
Notary Public

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 5th day of June, 2002 by The Northern Trust Bank of Florida, Trustee for the Robert L. Shaw IRA Rollover Trust, Dated February 11, 1993, for the Benefit of Robert L. Shaw, Lienholder, Daven Haven Cottages.

Witness my hand and official seal.
My Commission Expires: 01-10-2005

Seal
Notary Public CHRISTINE A. DEMARDO

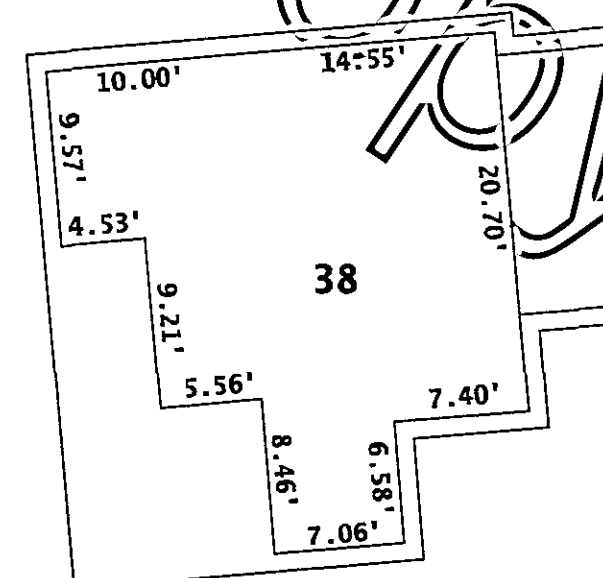
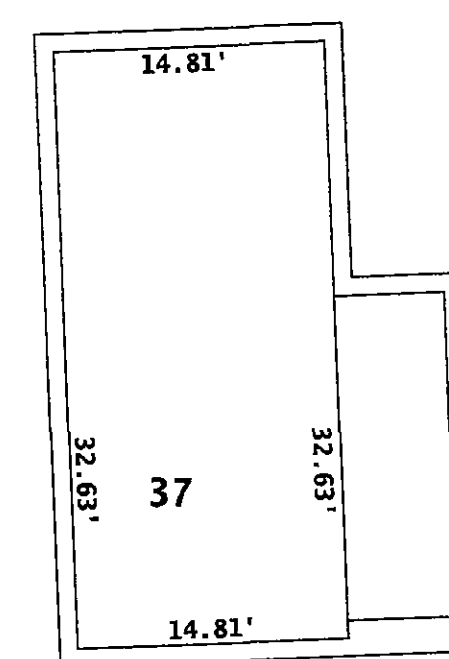
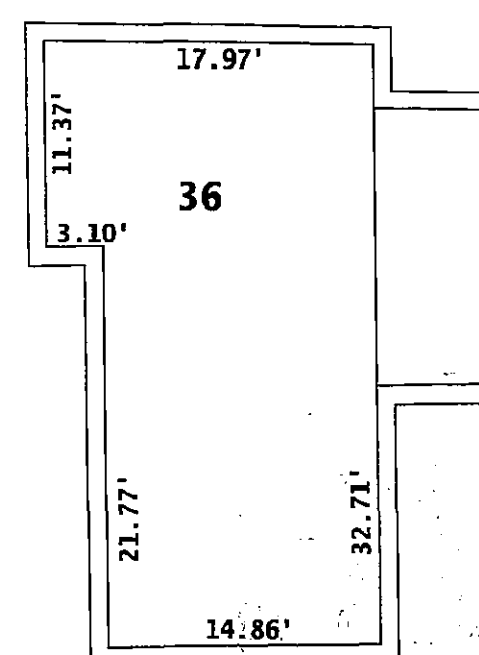
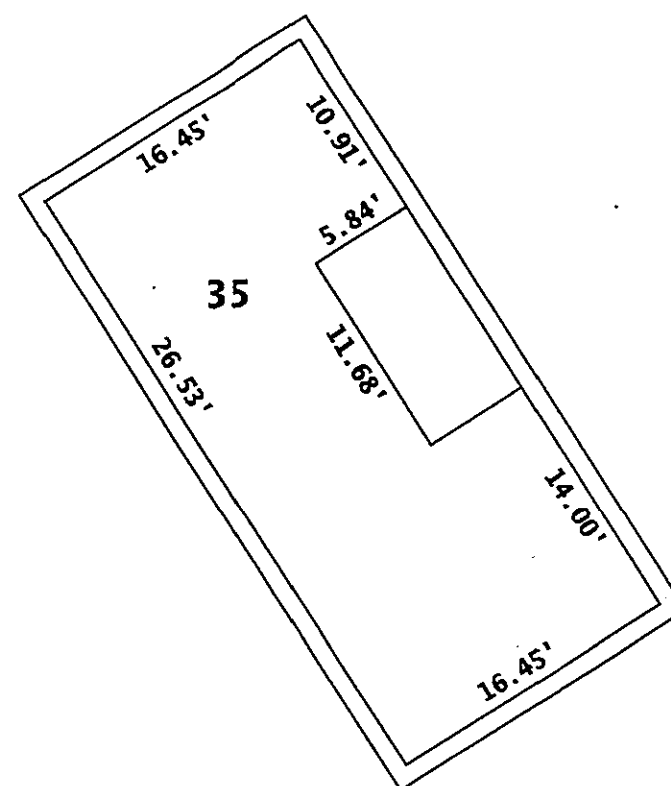
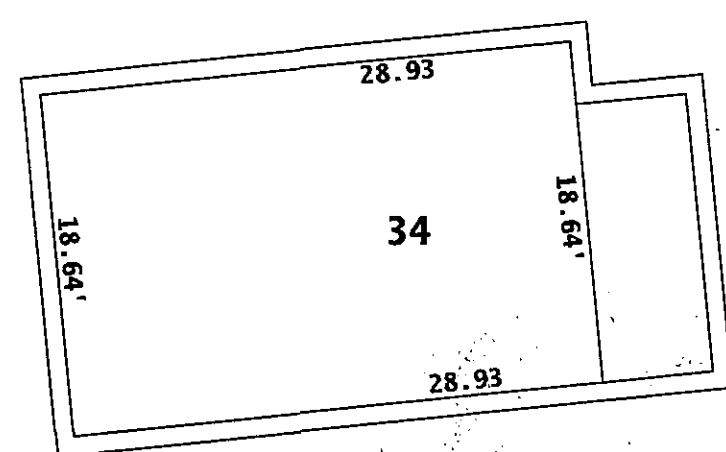
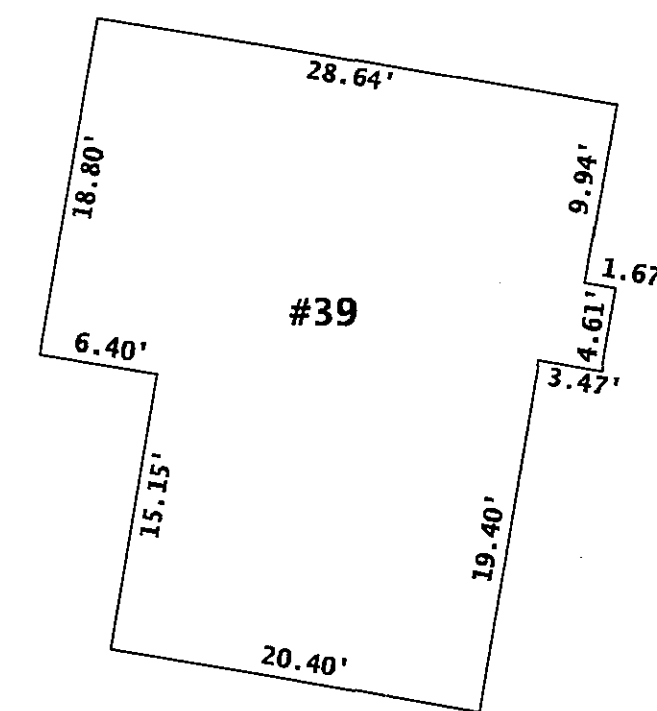
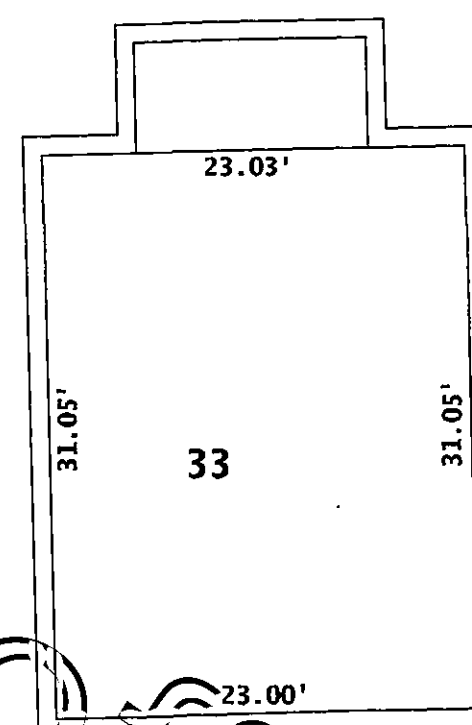
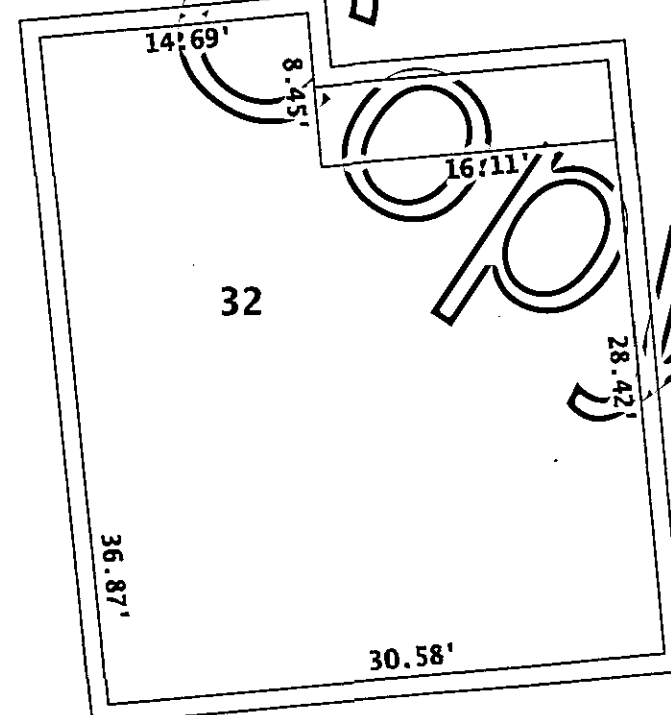
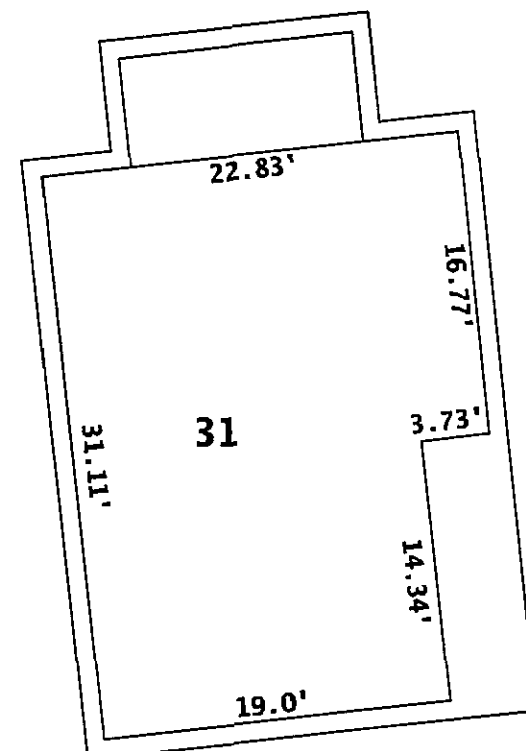
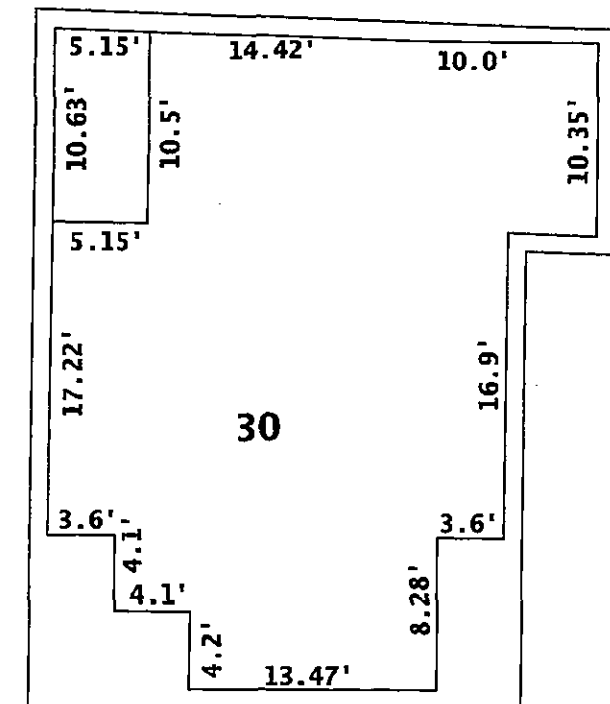
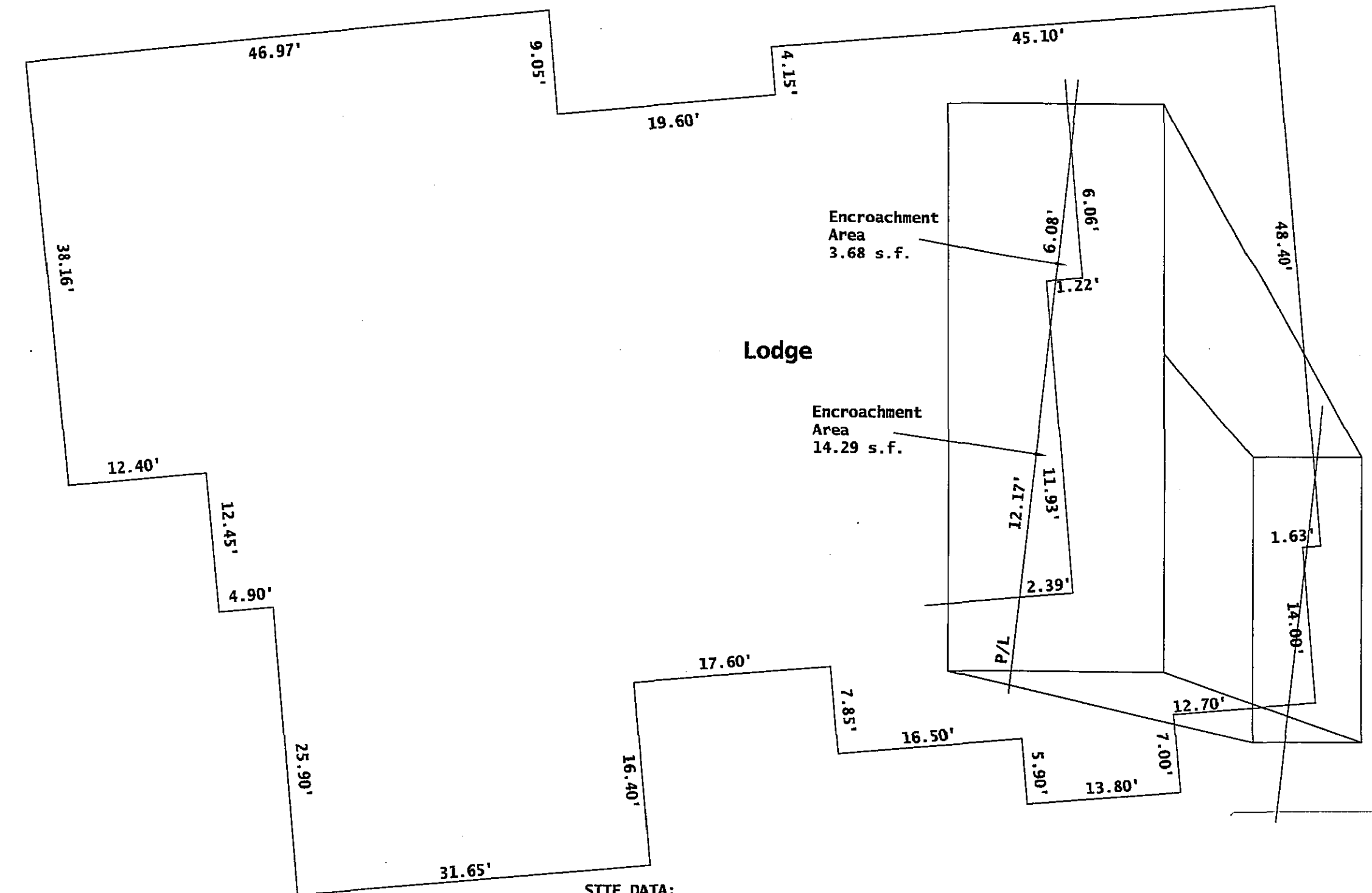
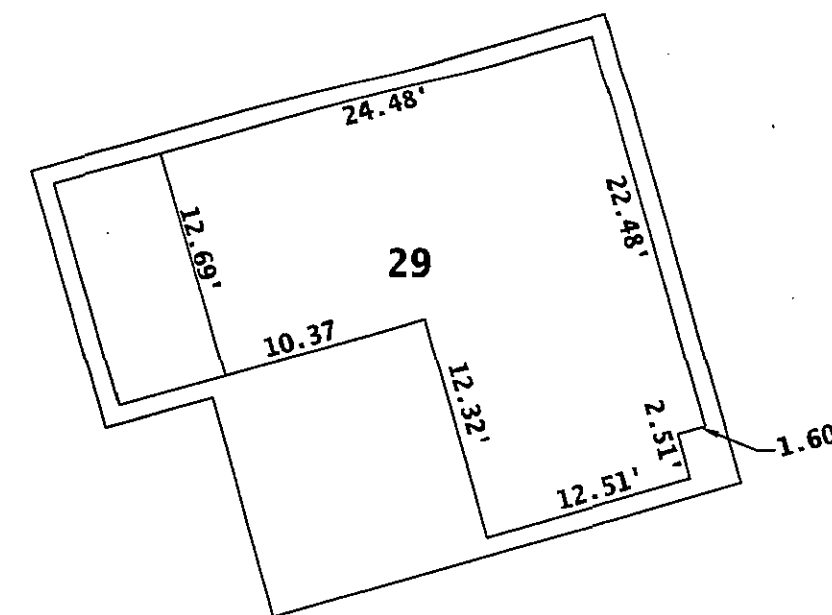
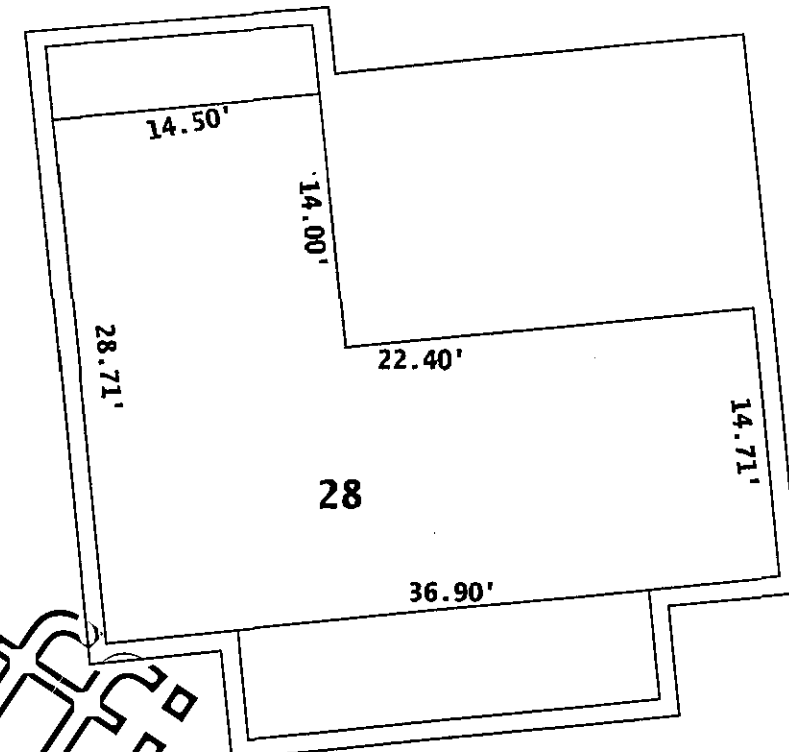
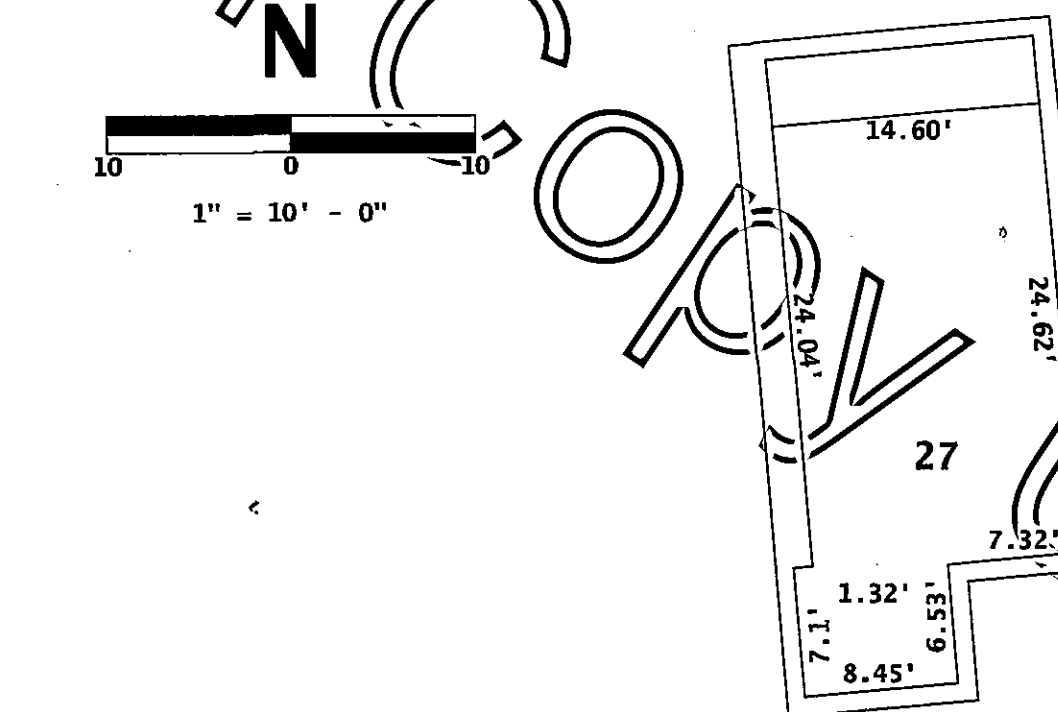
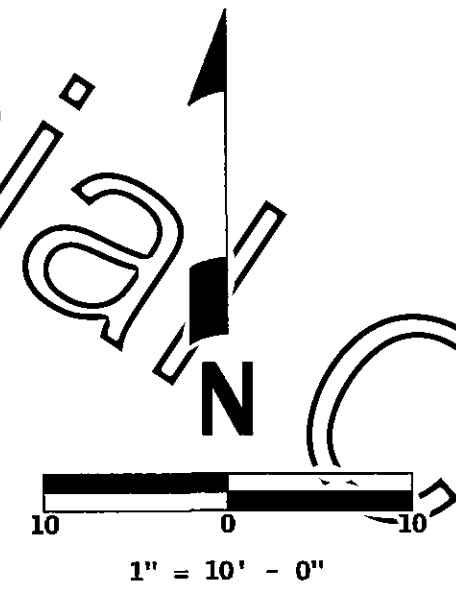
STATE OF COLORADO)
County of GRAND)
Filed for record this 16 day of July 2002 at 1:52 o'clock P.M.
Recorded in Book _____ Page _____
SARA L. ROSENE
Susan Rosene
Fees \$ 20.00

Date: June 5, 2002

2002-007245

DAVEN HAVEN COTTAGES FINAL PLAT

A PLANNED DEVELOPMENT OF PARCEL 3, MARINA DRIVE MINOR SUBDIVISION, LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M.
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
SHEET 2 OF 2



SITE DATA:
Total Area of Parcel 3 = 89,421.04 s.f. = 2.053 acres
Total Area of Parcel 4 = 16,943.39 s.f. = 0.389 acres
Parking lot and road area = 20,577.5 s.f. = 0.4724 acres
Snow storage area = 8,103.32 s.f. = 0.1860 acres 39.4% of parking & road area
Onsite landscaping (proposed) 42446.93 46.9% of total area
Parking provided 21
Garage parking provided 14 (3360sf)

BUILDING DATA	Total Footprint sf	Proposed Building sf
Unit 27	606.26	
Unit 28	1407.70	
Unit 29	801.76	
Unit 30	1072.30	
Unit 31	907.55	
Unit 32	1202.80	
Unit 33	914.50	
Unit 34	741.24	
Unit 35	710.88	
Unit 36	732.29	
Unit 37	706.04	
Unit 38	824.37	
Unit 39	790.4	
Future #1		1057.8
Future #2		1269.3
Future #3		840.0
Future #4		1150.8
Future #5		1150.8
Shed	176.1	
Total sf	10,627.69	5,468.7

Lodge sf = 6926.76
Parking spaces provided for Lodge = 20

STATE OF COLORADO
County of GRAND
Filed for record this 16
day of July 2002
at 1:52 o'clock P.M.
Recorded in Book _____ Page _____
SARA L. ROSENE
Deputy
Fees \$ 20.00

2002-007245