

**Daven Haven Cabins 3rd Amended Final Plat**  
**A resubdivision and PD amendment of parcels 3 & 4**  
**Situated in Section 6, Township 3 North,**  
**Range 75 West of the 6th P.M.**  
**Town of Grand Lake, County of Grand, State of Colorado**

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Gregory A. & Carey A. Barnes Trustees of the Barnes Family Trust & Daven Haven Cabins Owners Association are owners of that real property situated in the Town of Grand Lake, Colorado, and lying within the exterior boundary of Daven Haven Cabins, more particularly described as follows:

**LEGAL DESCRIPTION Parcel 3**

A parcel of land located in Lot 9, Section 6, T3N, R75W of the 6th P.M., County of Grand, State of Colorado, more particularly described as follows:

Beginning at a point whence the NE Corner of said Section 6 bears N 13°44'39" E a distance of 2844.64 feet;  
thence S 38°49'45" W a distance of 18.31 feet; thence S 64°50'02" W a distance of 29.96 feet;  
thence N 69°58'24" W a distance of 28.73 feet; thence S 82°47'50" W a distance of 36.14 feet;  
thence S 04°11'38" E a distance of 12.19 feet; thence S 89°46'35" W a distance of 211.66 feet;  
thence N 0°51'03" E a distance of 213.59 to the South R-o-W line of Marina Drive;  
thence N 89°38'12" E, along said South line, a distance of 261.74 feet;  
thence S 0°21'48" E a distance of 20.0 feet; thence N 89°38'12" E a distance of 6.68 feet;  
thence S 0°21'48" E a distance of 60.55 feet; thence S 74°19'59" W a distance of 62.28 feet;  
thence S 15°40'01" E a distance of 44.70 feet; thence N 74°19'59" E a distance of 42.59 feet;  
thence N 46°43'15" E a distance of 8.92 feet; thence N 74°35'44" E a distance of 21.31 feet;  
thence S 0°00'00" E a distance of 63.65 feet, to the point of beginning;  
Containing 59,921.62 sq.ft. / 1.37 Acres ±, County of Grand, State of Colorado.

**LEGAL DESCRIPTION Parcel 4**

A parcel of land located in Lot 9, Section 6, T3N, R75W of the 6th P.M., County of Grand, State of Colorado, more particularly described as follows:

Beginning at a point whence the NE Corner of said Section 6 bears N 13°44'39" E a distance of 2844.64 feet;  
thence N 51°56'18" E a distance of 26.05 feet; thence N 55°18'37" E a distance of 25.26 feet;  
thence N 39°05'35" E a distance of 23.02 feet; thence N 62°10'36" E a distance of 33.09 feet;  
thence N 84°09'40" E a distance of 39.24 feet, to the West R-o-W line of Cairns ave.;  
thence N 6°28'00" E, along said West line, a distance of 58.75 feet;  
thence N 26°24'49" E, along said West line, a distance of 62.61 feet to the South R-o-W line of Marina Drive; thence S 89°38'12" W, along said south line, a distance of 185.80 feet;  
thence S 0°21'48" E a distance of 20.0 feet; thence N 89°38'12" E a distance of 6.68 feet;  
thence S 0°21'48" E a distance of 60.55 feet; thence S 74°19'59" W a distance of 62.28 feet;  
thence S 15°40'01" E a distance of 44.70 feet; thence N 74°19'59" E a distance of 42.59 feet;  
thence N 46°43'15" E a distance of 8.92 feet; thence N 74°35'44" E a distance of 21.31 feet;  
thence S 0°00'00" E a distance of 63.65 feet, to the point of beginning;  
Containing 23,472.17 sq.ft. / 0.54 Acres ±, County of Grand, State of Colorado.

**LEGAL DESCRIPTION Parcel 5**

A parcel of land located in Lot 9, Section 6, T3N, R75W of the 6th P.M., County of Grand, State of Colorado, more particularly described as follows:

Beginning at a point whence the NE Corner of said Section 6 bears N 13°44'39" E a distance of 2844.64 feet;  
thence S 38°49'45" W a distance of 18.31 feet; thence S 64°50'02" W a distance of 29.96 feet;  
thence N 69°58'24" W a distance of 28.73 feet; thence S 82°47'50" W a distance of 36.14 feet;  
thence S 04°11'38" E a distance of 12.19 feet; thence S 89°46'35" W a distance of 211.66 feet;  
thence S 0°51'03" W a distance of 29.71, to the North R-o-W line of an alley;  
thence N 89°46'35" E, along said North R-o-W line, a distance of 422.00 feet to the West R-o-W line of Cairns ave.; thence N 06°28'00" E a distance of 131.25 feet to the centerline of an 18' ingress / egress;  
thence S 84°09'40" W a distance of 39.24 feet; thence S 62°10'36" W a distance of 33.09 feet;  
thence S 39°05'35" W a distance of 23.02 feet; thence N 55°18'37" W a distance of 25.26 feet;  
thence S 51°56'18" W a distance of 26.05 feet, to the point of beginning;  
Containing 23,011.18 sq.ft. / 0.53 Acres ±, County of Grand, State of Colorado.

We the Trustees of the Barnes Family Trust, Gregory A. & Carey A. Barnes, under Trust Date Instrument dated 01/29/2018, for the benefit of Carey A. Barnes and Gregory A. Barnes, AND Daven Haven Cabins Owners Association, a Colorado non-profit corporation, AND all Owners of interest for Real Estate on the above described land do hereby plat this parcel, and it will be known as Daven Haven Cabins. This Plat represents a true and accurate division of this property.

**ATTEST:**

Carey A. Barnes, as Trustee of the Barnes Family Trust

Gregory A. Barnes, as trustee of the Barnes Family Trust

STATE OF COLORADO )

COUNTY OF GRAND )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by Carey A. & Gregory A. Barnes owners, Trustee's of Barnes Family Trust.

Witness my hand and official seal.

My Commission expires \_\_\_\_\_

Notary Public

**NARRATIVE:**

The purpose of this Plat and Planned Development is to create a 3rd parcel ( parcel 5) from the previous plat depicting only 2 parcels. The Barnes, current majority owner, would like to separate a small parcel in the Southern portion of the previous platted ground to build a single family unit in the newly created parcel 5. Furthermore, we are changing the boundary line between parcel 3 & 4 to allocate a small tool shed to benefit the parcel 3 cabin association.

See note 3 for a history of amended plats on this property.

APPROVED AFTER PUBLIC HEARING by the Grand Lake Planning Commission the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Chairman

ATTEST:

Town Clerk

APPROVED BY the Board of Trustees of the Town of Grand Lake the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Mayor

ATTEST:

Town Clerk

ATTEST:

Daven Haven Cabin Owners Association, A Colorado non-profit corporation,

By \_\_\_\_\_

President

(Statement of consent see note 15)

STATE OF COLORADO )

COUNTY OF GRAND )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023

by \_\_\_\_\_

President Daven Haven Cabin owners Association

Witness my hand and official seal.

My Commission expires \_\_\_\_\_

Notary Public

**Land Surveyor's Certificate:**

I, Thomas Arthur Cary, being a duly licensed professional land surveyor in the State of Colorado, does hereby certify that this plat and survey of Daven Haven Cabins 3rd Amended Final Plat was made by me and under my supervision and that said survey complies with title 38, article 51, CRS, 1973, and that the monuments required by statutes and by the Grand County subdivision regulations have been placed on the ground

Dated this \_\_22\_\_ day of \_\_July\_\_, \_\_2022\_\_ (year)

(SEAL)

Colorado registration number: 25934



Vicinity Map

**PLAT NOTES:**

1. Basis of Bearings is the South line of Parcel 5 which Bears N 89° 46' 35" E.

2. This plat does not constitute a title search by Cary Enterprise-D to determine ownership or easements of record. This Monumented Boundary Survey was prepared without the benefit of a current title policy and may be subject to other rights of way, easements and conditions not shown on this plat.

3. Survey based, in part on : Correction Plat to Daven Haven Cottages, rec.no. 2012009954, rec. 21 December 2012, by Richard L. Catlett; Daven Haven Cabins Final Plat 2nd Amendment rec.no 2012007995, rec. 20 April 2012, by Lindell L. Catlett; 1st Amendment to the Final Plat of Daven Haven Cottages, rec.no. 2008011705, rec. 17 December 2008; As Built Plat of Daven Haven Cottages, rec.no. 2005004886, rec. 13 May 2005, Lindell L. Catlett; Daven Haven Cottages Final Plat, rec.no. 2002007245, rec. 16 July 2002, Lindell L. Catlett; Grand Lake Estates first filing, rec.no. 89950, by William A. Woolford & Asso.;

4. This Amended Final Plat is to satisfy: Town of Grand Lake Minor Subdivision Application requirements AND Amended Planned Development (PD) combined into this Plat.

5. Gross land area, by survey, of Parcel 3+4+5 = 2.44 Acres, more or less.

6. "All streets, roads, and lanes, and all easements for public utilities are here by dedicated to the public use in perpetuity." As platted on Grand Lake Estates First Filing, rec.no. 89950, County of Grand.

7. Water Services provided by the Town of Grand Lake.

8. Sewer Services provided by Three Lakes Water & Sanitation.

9. See attached Resolution and maintenance agreement. Rec.no. \_\_\_\_\_, County of Grand. [ Previous easement agreement at rec.no. 2012003170 ]

10. Maximum Height of any buildings in Daven Haven Cabins PD shall be 28 feet (PC resolution 02-2001).

11. A perpetual, non exclusive 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. [ rected from Note #1, As Built Plat Daven Haven Cottages, rec.no.2005004886 ]

12. Parcel 5 in current state with existing outbuildings is a non-conforming lot until such time as a single family structure is built. Parcel 5 will be restricted to 1 single Family dwelling and maintain a 10' set back from the exterior boundary line for any future buildings. Future driveway access not permitted from Cairns Ave.

13. Reference to Lodge building encroachment ordinance 13-2011.

14. Trash shall be screened from public.

15. A statement of consent was approved by the Daven Haven Cabin Owners association to allow the President of said association to sign this plat as a legal representative of the entire owners association.

16. Notice: According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown heron.

Cary Enterprise-D  
Thomas A. Cary  
308 GCR 1933  
PO Box 122  
Kremmling, Colorado 80459  
1,970.724.2912 / 970.509.0185

Field Work: 22 July 2022  
Drafting: 4 August, 2022  
Rec: 22 February 2023  
MSCAD 2022 Sheet 1 of 4  
PLS 25934 Scale 1" = 30'  
Loosehorse46@gmail.com

**Daven Haven Cabins 3rd Amended Final Plat**  
**A resubdivision and PD amendment of Parcels 3 & 4**  
**Situated in Section 6, Township 3 North,**  
**Range 75 West of the 6th P.M.**  
**Town of Grand Lake, County of Grand, State of Colorado**  
**sheet 2 of 4**



**LAND USE TABLE**

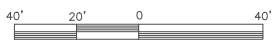
Property is zoned Planned Development, Resort District is the underlying zoning. Any additional use not identified on the PD is subject to review.

DESCRIPTION	AREA (sq. ft.)	AREA (Acres)	LAND USE	% of Total	maintained by
<b>Parcel 3</b>	<b>59,921.62</b>	<b>1.37</b>	<b>Total</b>	<b>100</b>	
Cabin 27-29	2,815.78	0.06	Residential	4.70	property owner
Cabin 30-33	4,997.15	0.09	Residential	6.84	property owner
Cabin 34-38	4,505.22	0.10	Residential	7.52	property owner
Shed, Tools	176.87	0.004	Storage	0.003	HDA
Drive / Park	14,355.29	0.33	Travel lane	23.96	see note 9
Open Space	33,972.26	0.78	Open Space	56.70	HDA
33% snow storage of 14,355.29 s.f.					
Snow Storage	4,732.22	0.11	Snow	33%	HDA
total 12 units					
<b>Parcel 4</b>	<b>23,472.17</b>	<b>0.54</b>	<b>Total</b>	<b>100</b>	
Lodge	6,926.76	0.16	Residential	29.50	property owner
Build 39	790.4	0.02	LCE	3.37	property owner
Gazebo	1,090.75	0.02	GCE	4.66	property owner
Drive / Park	5,247.04	0.12	Travel lane	22.35	see note 9
Open Space	9,415.22	0.22	Open	40.11	property owner
33% snow storage of 5,458.47 s.f.					
Snow Storage	1,801.30	0.04	Snow	33%	property owner
<b>Parcel 5</b>	<b>23,011.18</b>	<b>0.53</b>	<b>Total</b>	<b>100</b>	
Maintenance Bld.	959.0	0.02	Residential	4.18	property owner
Shed x 4	764.0	0.02	Residential	3.3	property owner
Drive / Park	7,538.0	0.17	Travel lane	32.76	see note 9
Open space	13,750.18	0.32	Open	59.76	property owner
33% snow storage of 7,458.47 s.f.					
Snow Storage	2,461.30	0.06	Snow	33%	property owner

- LEGEND**
- △ - Found #5 rbar 1.5" AL cap
  - ▲ - Set #5 rbar Org. Plas. Cap, #25934
  - - Set #4 rbar, Pnk. plas. cap #25934
  - - Fnd. Spike & washer
  - - Set Spike & Whisker
  - ⊕ - Sanitary sewer MH
  - GCE - General Common Element
  - LCE - Limited Common Element

**Line Table**

L1	S4°11'38"E	12.19'
L2	S82°47'50"W	36.14'
L3	N69°58'24"W	28.73'
L4	S64°58'02"W	29.96'
L5	S38°49'45"W	18.31'
L6	N51°56'18"E	26.05'
L7	N55°18'37"E	25.26'
L8	N39°05'35"E	23.02'
L9	N62°10'36"E	33.09'
L10	N84°09'40"E	39.24'
L11	N46°43'15"E	8.92'
L12	N74°35'44"E	21.31'
L13	S 0°00'00"E	63.65'



SCALE: 1" = 20'

PDF drawing, scale may be distorted.  
Scaled original drawing = 24" x 36"  
any other printed size will not match

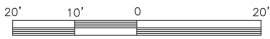
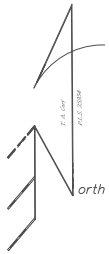
Cery Enterprise-D  
Thomas A. Cery  
305 GCR 1933  
PO Box 122  
Kremmling, Colorado 80459  
1,970.724.2912 / 970.509.0185

Field Work: 22 July 2022  
Drafting: 4 August, 2022  
Rev: 22 February 2023  
MSCAD 2022 Sheet 2 of 4  
PLS 25934 Scale 1" = 20'  
Losehorse56@gmail.com

Marina Drive Minor Subdivision  
2nd and Final Plat Parcel 2  
Page 6 of 11 Ac.

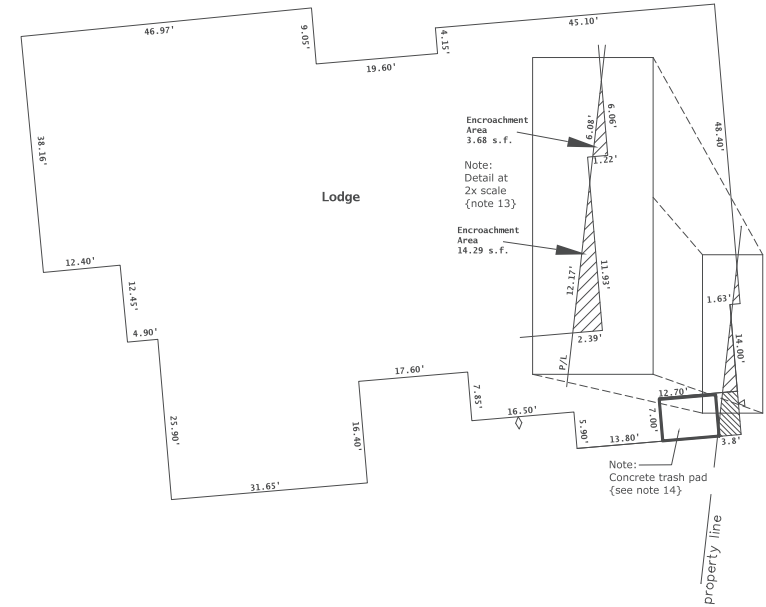
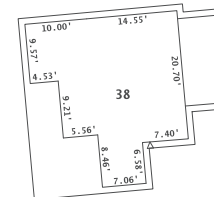
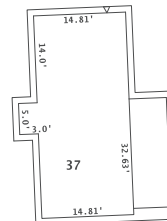
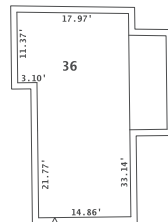
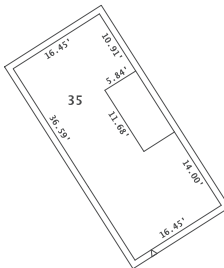
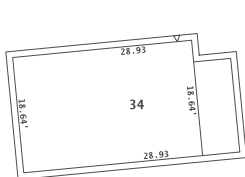
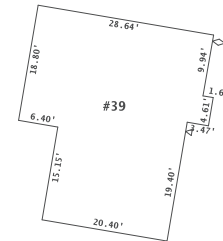
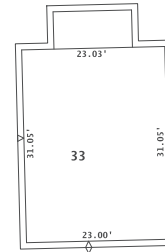
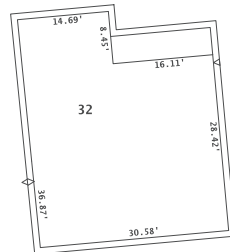
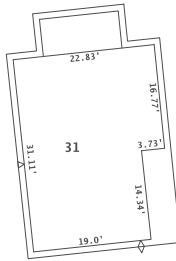
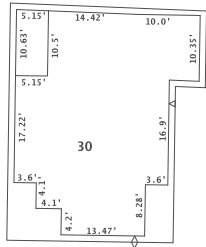
Sidenboham Lot 20 & 21, Bld. 4 Grand Lake Estates 1st Filing Lot 21  
Weydert Lot 22 & 23, Bld. 4 Grand Lake Estates 1st Filing Lot 22  
Keeper Lot 24 & 25, Bld. 4 Grand Lake Estates 1st Filing Lot 24  
Lot 25

**Daven Haven Cabins 3rd Amended Final Plat**  
**A resubdivision and PD amendment of Parcels 3 & 4**  
**Situated in Section 6, Township 3 North,**  
**Range 75 West of the 6th P.M.**  
**Town of Grand Lake, County of Grand, State of Colorado**  
**sheet 3 of 4**



SCALE: 1" = 10'

PDF drawing, scale may be distorted.  
 Scaled original drawing = 24" x 36"  
 any other printed size will not match



BUILDING DATA	
	Total Footprint 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
Shed	
	176.1
Total sf	10,627.69
Lodge sf = 6926.76	
Parking spaces provided for lodge = 20	

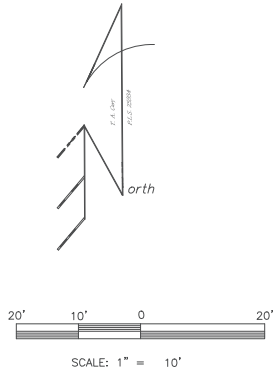
LEGEND  
 ◊ Gas Entry  
 △ Electric Entry

Cery Enterprise-D  
 Thomas A. Cery  
 305 GOR 1933  
 PO Box 122  
 Kremmling, Colorado 80459  
 1,870.724.2912 / 970.508.0185

Field Work: 22 July 2022  
 Drafting: 27 January 2023  
 Rec: 22 February 2023  
 MSCAD 2022 Sheet 3 of 4  
 PLS 25934 Scale 1" = 10'  
 Loosehorse56@gmail.com

**Daven Haven Cabins 3rd Amended Final Plat**  
**A resubdivision and PD amendment of parcels 3 & 4**  
**Situated in Section 6, Township 3 North,**  
**Range 75 West of the 6th P.M.**  
**Town of Grand Lake, County of Grand, State of Colorado**  
**sheet 4 of 4**

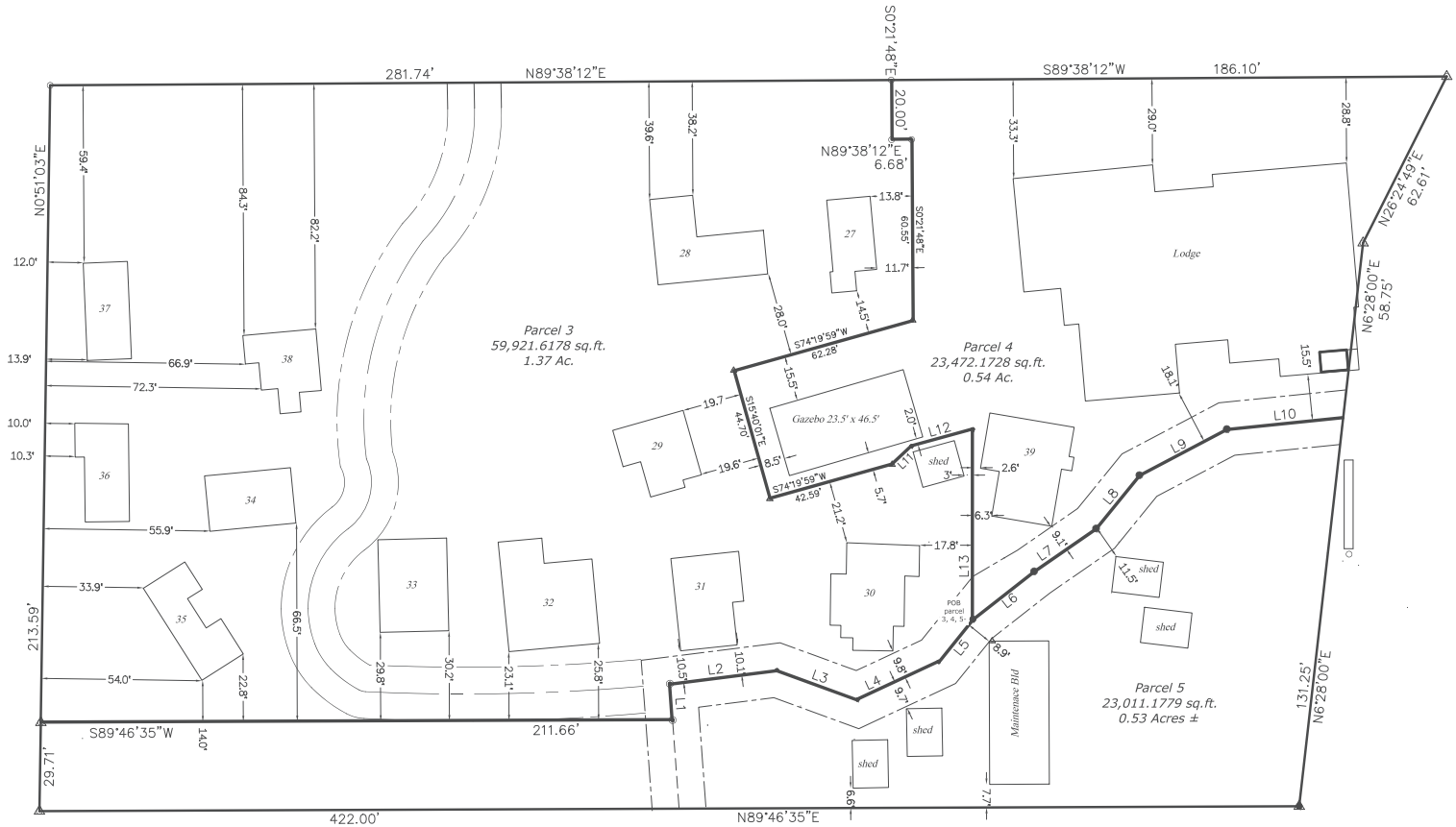
Marina Drive R-o-W = 60'



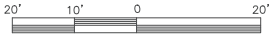
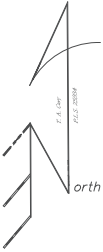
PDF drawing, scale may be distorted.  
 Scaled original drawing = 24" x 36"  
 any other printed size will not match

Line Table

L1	S4°11'38"E	12.19'
L2	S82°47'50"W	36.14'
L3	N69°58'24"W	28.73'
L4	S64°58'02"W	29.96'
L5	S38°49'45"W	18.31'
L6	N51°56'18"E	26.05'
L7	N55°18'37"E	25.26'
L8	N39°05'35"E	23.02'
L9	N62°10'36"E	33.09'
L10	N84°09'40"E	39.24'
L11	N46°43'15"E	8.92'
L12	N74°35'44"E	21.31'
L13	S 0°00'00"E	63.65'



**Daven Haven Cabins 3rd Amended Final Plat Parcels 3, 4 & 5**  
**ADDRESS PLAT**  
**A resubdivision and PD amendment of Parcels 3 & 4 situated in**  
**Section 6, Township 3 North, Range 75 West of the 6th P.M.**  
**Town of Grand Lake, County of Grand, State of Colorado**  
**Sheet 1 of 1**



SCALE: 1" = 10'

PDF drawing, scale may be distorted.  
Scaled original drawing = 24" x 36"  
any other printed size will not match

**LEGEND**

29 Unit Number

604 Address Number



815 Tallaqua Drive  
Lot 29 & 31, Blk. 4  
Grand Lake Estates 1st Filing

811 Tallaqua Drive  
Lot 22 & 23, Blk. 4  
Grand Lake Estates 1st Filing

807 Tallaqua Drive  
Lot 24 & 25, Blk. 4  
Grand Lake Estates 1st Filing

**TALLAQUA DRIVE**

Cary Enterprises-D  
Thomas A. Cary  
305 GOR 1933  
PO Box 122  
Kremmling, Colorado 80459  
1,870.724.2912 / 970.509.0185

Field Work: 22 July 2022  
Drafting: 27 January 2023  
Rec: 6 February 2023  
MSCAD 2022 Sheet 4 of 4  
PLS 25934 Scale 1" = 10'  
Loosehorse56@gmail.com