

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:

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 where the NE Corner of said Section 6 bears N 13°44'39" E a distance of 284.64 feet;
thence S 38°49'45" W a distance of 18.31 feet; thence S 64°58'02" 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 0651'03" E a distance of 213.59 to the South R-O-W line of Marina Drive;
thence S 02°21'48" E a distance of 20.0 feet to said South line, a distance of 20.0 feet;
thence S 02°21'48" E a distance of 20.0 feet; thence N 89°38'12" E a distance of 6.68 feet;
thence S 02°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 N74°19'59" a distance of 42.59 feet;
thence N46°43'15" E a distance of 8.92 feet; thence N74°35'44" E a distance of 21.31 feet;
thence S00°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.

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 N55°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 68°09'40" E a distance of 39.24 feet, to the West R-O-W line of Cairns ave.;
thence N 1°24'00" E, along said West line, a distance of 58.75 feet;
thence N 26°40'43" W, along said West line, a distance of 62.46 feet to the South R-O-W line of Marina Drive; thence S 89°38'12" W, along said south line, a distance of 186.10 feet;
thence S 0°21'48" E a distance of 20.00 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 N74°19'59" a distance of 42.59 feet;
thence N46°43'15" E a distance of 8.92 feet; thence N74°35'44" E a distance of 21.31 feet;
thence S0°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.

*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 where 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°58'02" 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 00°51'03" W a distance of 29.71, to the North R-o-W line of an alley;
thence N 89°46'35" W, 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;
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 S 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, 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.

Carey A. Barnes

----- as ----- 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 _____ day of _____, 2023 by Gregory A. and Carey A. Barnes, owners, Daven Haven Cottages.

Witness my hand and official seal.

My Commission Expires

Seal

Notary Public

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__
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.

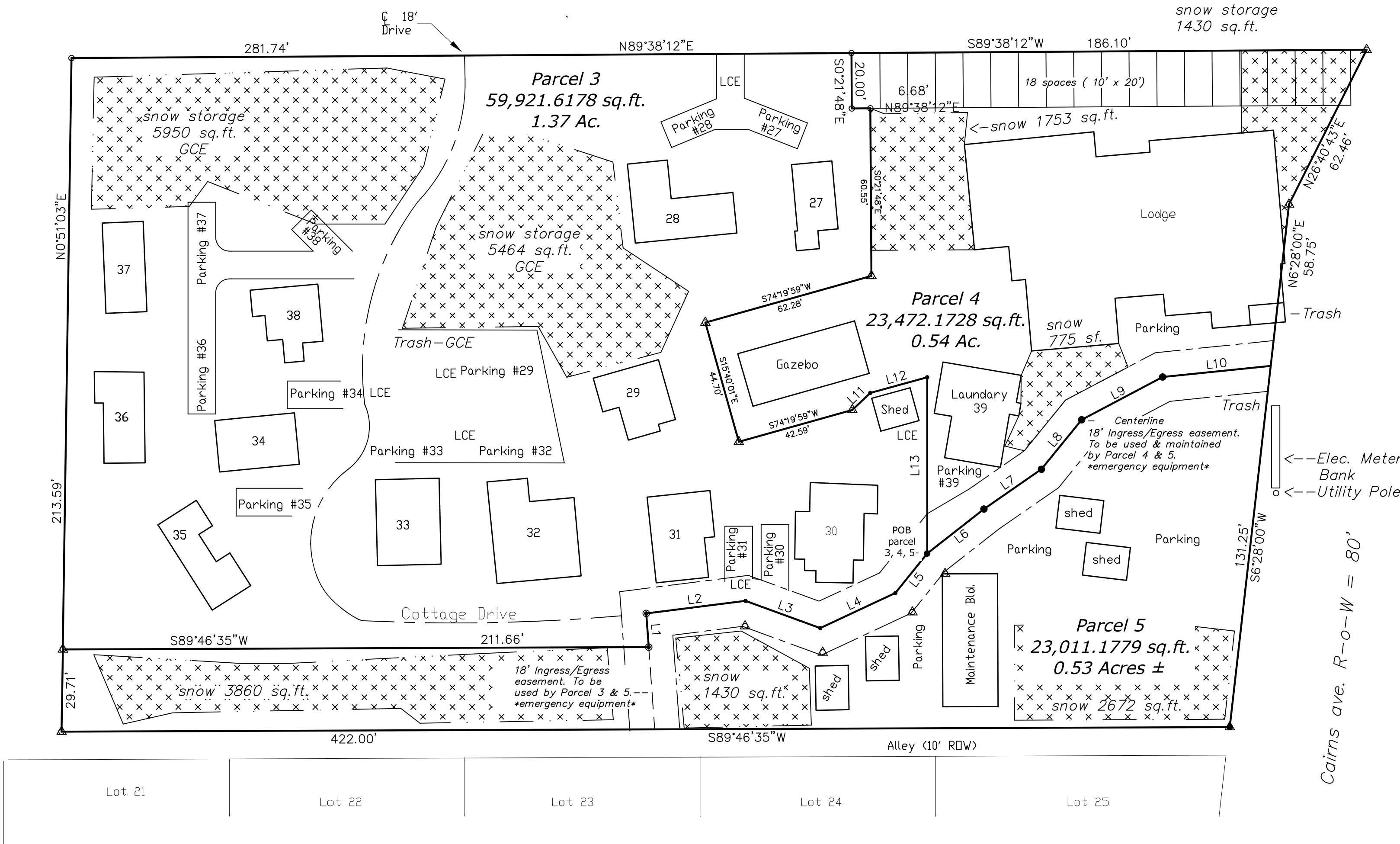
My Commission Expires

Seal

Notary Public

Date: _____

Marina Drive R-o-W = 60'



LAND USE TABLE				
DESCRIPTION	AREA (SQ. FT.)	AREA (Acres)	LAND USE	%Of Total
Parcel 3	59,921.62	1.37	Total	100
Cabin 27-29	1,692.0	0.04	Residential	3.0
Cabin 30-33	3,182.0	0.07	Residential	5.3
Cabin 34-38	2,579.0	.06	Residential	4.3
Open Space	52,468.62	1.20	Total	
Snow Storage	11,414.00	0.26	Open	22%

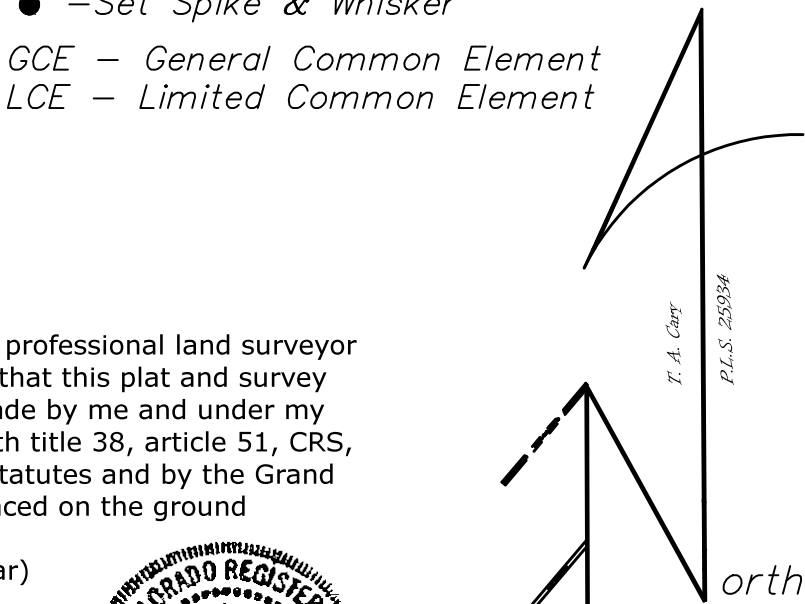
Parcel 4	23,472.18	0.54	Total	100
Lodge	7,020.0	0.16	Residential	30
Laundry 39	850.0	0.02	Residential	3.7
Gazebo	862.0	.02	Residential	3.7
Open Space	14,740.18	0.33	Total	
Snow Storage	3,958.0	0.09	Open	27%

Parcel 5	23,011.18	0.53	Total	100
Main Bld.	959.0	0.02	Residential	3.8
Shed x 4	764.0	0.02	Residential	3.8
Open space		0.49	Total	
Snow Storage	7,962.0	0.18	Open	37%
Total	106,404.97	2.44		100.0

Cairns ave. R-O-W = 80'

- △ -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

GCE - General Common Element
 LCE - Limited Common Element

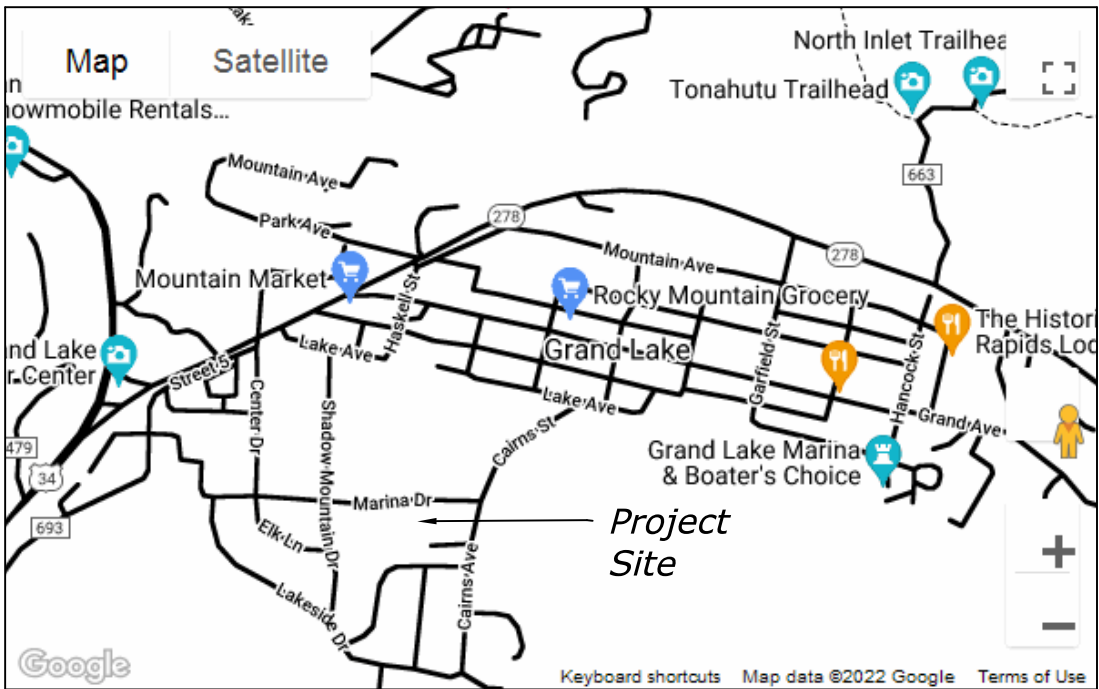


L1	S 4°11'38"E	12.19'
L2	S82°47'50"W	36.14'
L3	S69°58'24"E	28.73'
L4	N64°58'02"E	29.96'
L5	S38°49'45"W	18.31'
L6	S51°56'18"W	26.01'
L7	N55°18'37"E	25.26'
L8	N39°05'35"E	23.02'
L9	N62°10'36"E	33.09'
L10	N84°09'40"E	39.24'
L11	N46°43'15"E	8.92'
L12	N74°35'44"E	21.31'
L13	S 0°00'00"E	63.65'

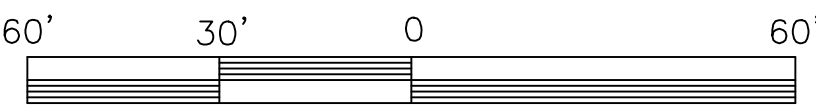
I, Thomas Arthur Cary, being a duly licensed professional land surveyor in the State of Colorado, do hereby certify that this plat and survey of 3rd Afflate Daven Haven Cottages was made by me and under my supervision and that said survey complies with title 38, article 51, CRS, 1973, and that the monuments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

Dated this 22 day of July, 2022 (year)

Colorado registration number: 25934



Vicinity Map



SCALE: 1" = 30'

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

This plat was accepted for filing in
the office of the Clerk and Recorder
of Grand County, Colorado,
on this ____ day of _____, 2022.

Reception number
Time

County Clerk