DEDICATION KNOW ALL MEN BY

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 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°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 0°51'03" E a distance of 213.59 to the South R-o-W line of Marina Drive; thence N 89°38'12", along said South line, a distance of 281.74 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 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 59,921.62 sq.ft. / 1.37 Acres \pm , 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°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 20.0 feet; thence N 89°38'12" E a distance of 62.28 feet; thence S 15°40'01"E a distance of 44.70 feet; thence N 74°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 \pm , 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°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 \pm , 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.

	Gregory A. Barnes		
	Carey A. Barnes		
	Northern Trust Bank of Florida, Trustee for the Robert L. Sha Dated February 11, 1993, for the Benefit of Robert L. Shaw.		
STATE	OF COLORADO)		
COUNT	Y DF GRAND)		
	oregoing instrument was acknowledged before me this day egory A. and Carey A. Barnes, owners, Daven Haven Cottages.	of,	2023

Witness my hand and official seal.

COUNTY OF ______)

My Commission Expires:

Sool

ATTEST:

Notary Public

STATE DF ______)

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

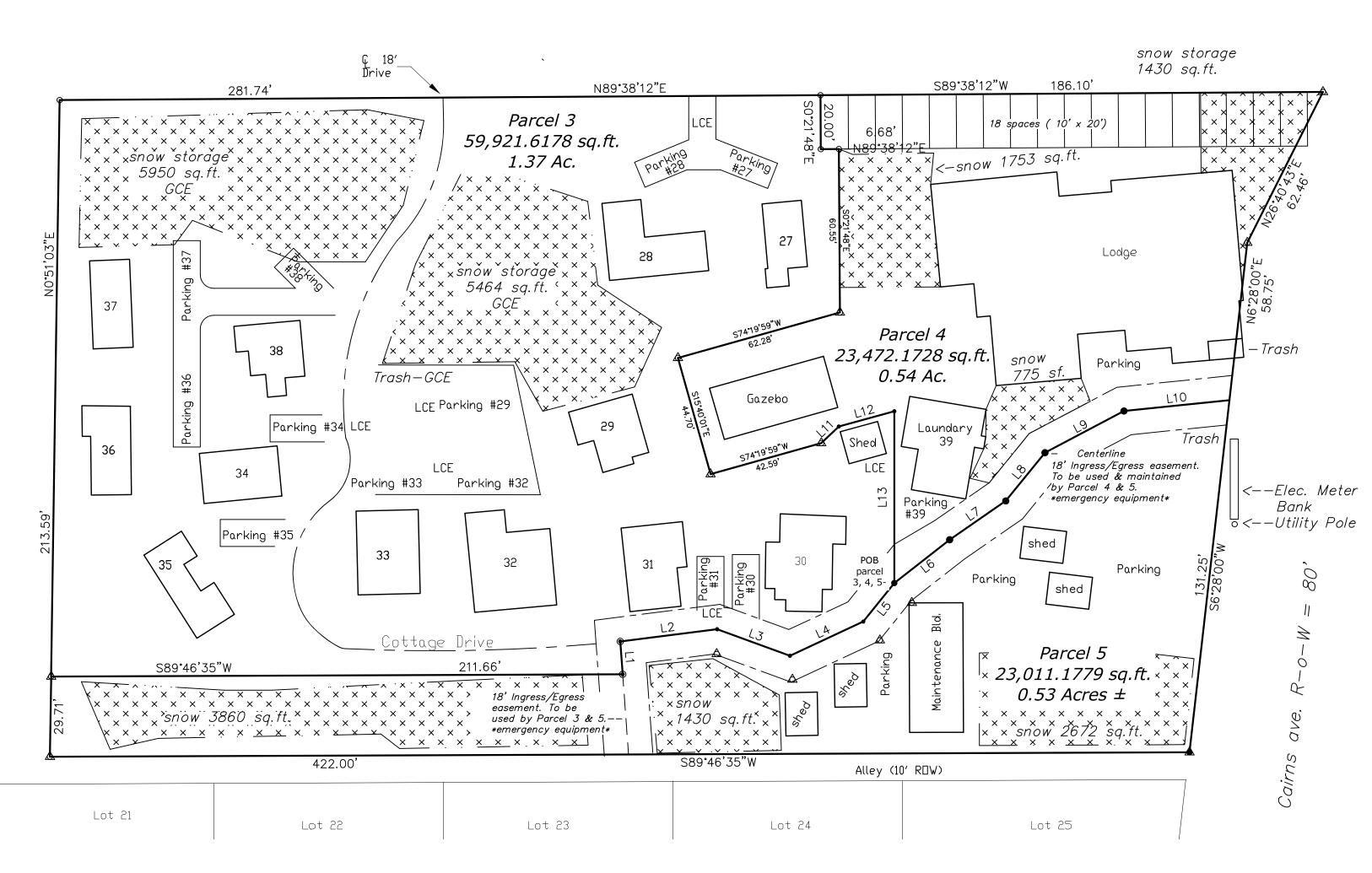
Notary Public

Date:

3rd Amended Final Plat Daven Haven Cottages Parcels 3, 4 & 5 Reception No. 2012002995

Section 6, Township 3 North, Range 75 West of the 6th P.M. Town of Grand Lake, County of Grand, State of Colorado Ownership recorded at Reception No. 2012009954

Marina Drive R-o-W = 60



TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this _____ day of _____, 2023, 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., _____, 2023, A.D., and is duly recorded.

Town Clerk

LEGEND

 \triangle -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

Land Surveyor's Certificate:

Line Table

L2 | S82°47'50"W |

L9 N62°10'36"E

L11 N46°43'15"E

L12 | N74°35'44"E |

L1 S 4°11'38"E 12.19'

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 26.05

L7 N55°18'37"E 25.26

L8 N39°05'35"E 23.02

L10 | N84°09'40"E | 39.24'

L13 | S 0°00'00"E | 63.65'

36.14

33.09

8.92'

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 3rd AFPlat 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)

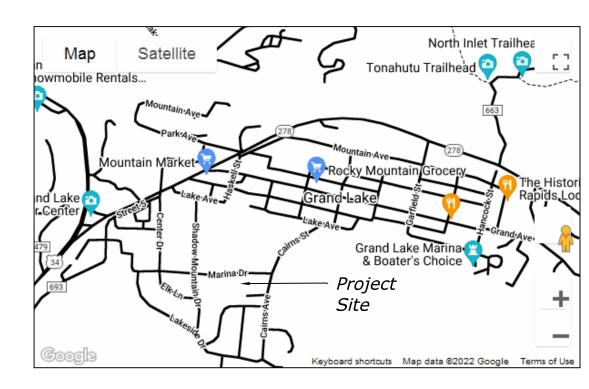
Colorado registration number: 25934



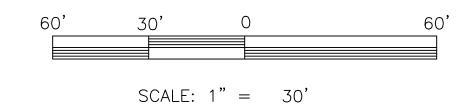
PLAT NOTES:

- 1. Basis of Bearings is the South line of Parcel 5 which Bears N 89° 46' 35" E.
- 2. Survey based, on Title Commitment: None
- 3. Survey based, in part on :Daven Haven Cabins Final Plat 2nd Amendment rec.no 2012002995, by Lee Catlett.
- 4. This Amended Final Plat is to satisfy: Town of Grand Lake Minor Subdivision Application requirements.
- 5. Gross land area, by survey, of Parcel 3+4+5=2.44 Acres, more or less.
- 6. 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.

LAND USE TAE				
DESCRIPTION	AREA (SQ. FT.)	AREA (Acres)	LAND USE	%□F Toto
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	11,414.0.0	0.26	□pen	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	□pen	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	□pen	37%
Total	106,404.97	2.44		100.0



Vicinity Map



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

Cary Enterprise-D
Thomas A. Cary
305 GCR 1933
PO Box 122
Kremmling, Colorado 80459

Field Work: 22 July 2022
Drawing: 4 August 2022
Rev: 17 December 2022
MSCAD 2022
Sheet 1 of 1
PLS 25934
Scale 1" = 30'

Loosehorse56@gmail.com

1.970.724.2912 / 970.509.0185

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