

Daven Haven Cabins 3rd Amended Final Plat
A resubdivision and PD amendment of parcels 3 & 4
Situating 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°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" E, 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 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 185.90 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°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" 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 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 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 _____
{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

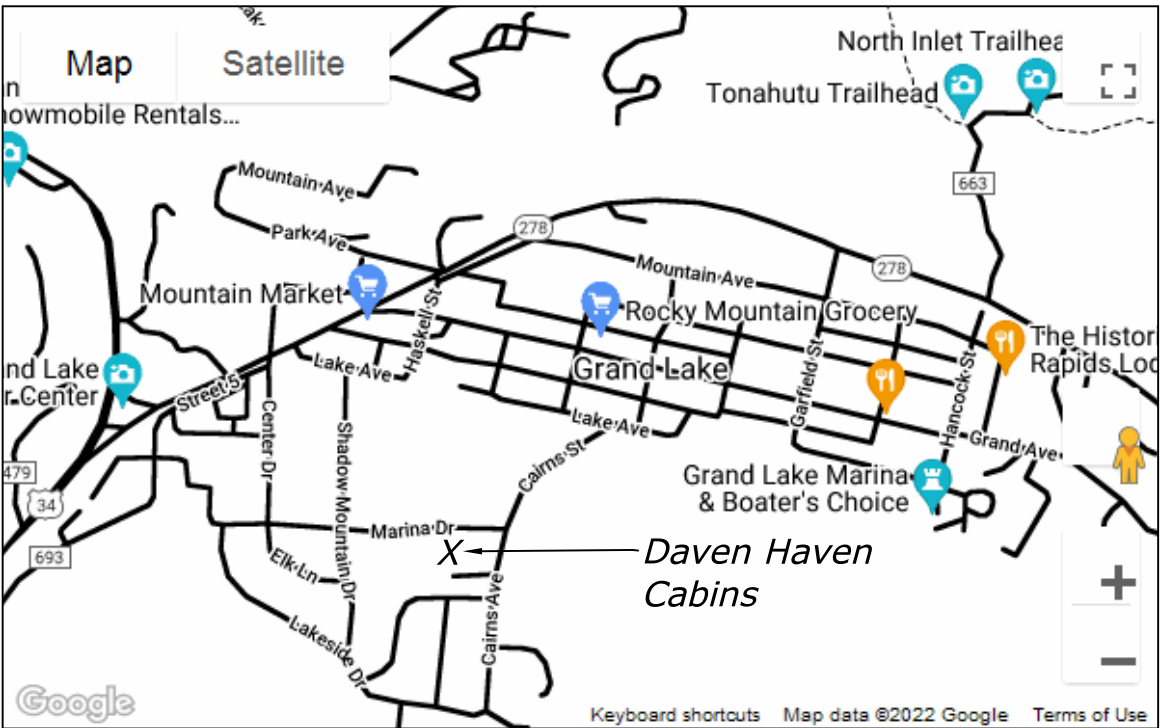
Land Surveyor's Certificate:

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 2012002995, 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. [recited 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.

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

14. Trash encroachment license per Resolution _____ - 2023.

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
305 GOR 1933
P.O. Box 122
Kremmling, Colorado 80459
1.970.724.2912 / 970.509.0185

Field Work: 22 July 2022
Drawing: 4 August 2022
Rev: 7 February 2023
MSCAD 2022 Sheet 1 of 4
PLS 25934 Scale 1" = 30'
Loosehorse56@gmail.com