

That Gregory A. & Carey A. Barnes, Trustees of the Barnes Family Association are the owners of that real property situated in the Town of Grand Lake, County of Grand, State of Colorado, more particularly

on 6, T3N, R75W of the 6th P.M., are particularly described as follows:

corner of said Section 6 bears N 13°44'39" E

31 feet; thence S 64°58'02" W a distance of 29.96 feet;
73 feet; thence S 82°47'50" W a distance of 36.14 feet;
19 feet; thence S 89°46'35" W a distance of 211.66 feet;
59 to the South R-o-W line of Marina Drive;
line, a distance of 281.74 feet;
feet; thence N 89°38'12" E a distance of 6.68 feet;
70 feet; thence N 74°19'59" W a distance of 62.28 feet;
2 feet; thence N 74°35'44" E a distance of 21.31 feet;
2 feet; to the point of beginning;
s ±, County of Grand, State of Colorado.

on 6, T3N, R75W of the 6th P.M., are particularly described as follows:

corner of said Section 6 bears N 13°44'39" E

35 feet; thence N 55°18'37" E a distance of 29.96 feet;
32 feet; thence N 62°10'36" E a distance of 36.14 feet;
24 feet; to the West R-o-W line of Cairns Avenue;
line, a distance of 58.75 feet;
line, a distance of 62.46 feet to the South R-o-W line of Marina Drive;
south line, a distance of 186.10 feet;
feet; thence N 89°38'12" E a distance of 6.68 feet;
70 feet; thence N 74°19'59" W a distance of 62.28 feet;
2 feet; thence N 74°35'44" E a distance of 21.31 feet;
2 feet; to the point of beginning;
s ±, County of Grand, State of Colorado.

on 6, T3N, R75W of the 6th P.M., are particularly described as follows:

corner of said Section 6 bears N 13°44'39" E

31 feet; thence S 64°58'02" W a distance of 29.96 feet;
73 feet; thence S 82°47'50" W a distance of 36.14 feet;
19 feet; thence S 89°46'35" W a distance of 211.66 feet;
71, to the North R-o-W line of an alley;
R-o-W line, a distance of 422.00 feet to the West R-o-W line of
tance of 131.25 feet to the centerline of an 18' ingress / egress;
24 feet; thence S 62°10'36" W a distance of 33.09 feet;
02 feet; thence S 55°18'37" W a distance of 25.26 feet;
05 feet; to the point of beginning;
s ±, County of Grand, State of Colorado.

Trust, Gregory A. & Carey A. Barnes, under Trust Date instrument
Carey A. Barnes and Gregory A. Barnes,
ciation, a Colorado non-profit corporation,
hereby plat this parcel, and it will be known as Daven Haven
accurate division of this property.

of the Barnes Family Trust

ee of the Barnes Family Trust

ed before me this _____ day of _____, 2023

rs, Trustee's of Barnes Family Trust.

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.

2) Inner line around the shape of each cabin represents the true structure. Outer line around each cabin is the outer boundary of its entire footprint; this extends to the outer boundary of the entire footprint of the cabin.

Association, A Colorado non-profit corporation,

NOTICE: Public notice is hereby given that acceptance of this plat and development by the Town of Grand Lake does not constitute an acceptance of the roads and rights-of-way shown hereon for maintenance by said town. Until such roads and rights-of-way meet town standards and specifications and are specifically accepted by this town by resolution, the town does not assume any responsibility for the maintenance, construction, and all other matters pertaining to the roads and rights-of-way are the sole responsibility of the owner of the land shown on this plat. 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.

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3rd Amended Final Plat Daven Haven Cabins

Daven Haven Cabins Final Plat as described in Grand County Rec. #2002-007245; and

As Reception Plat No. 2012002995

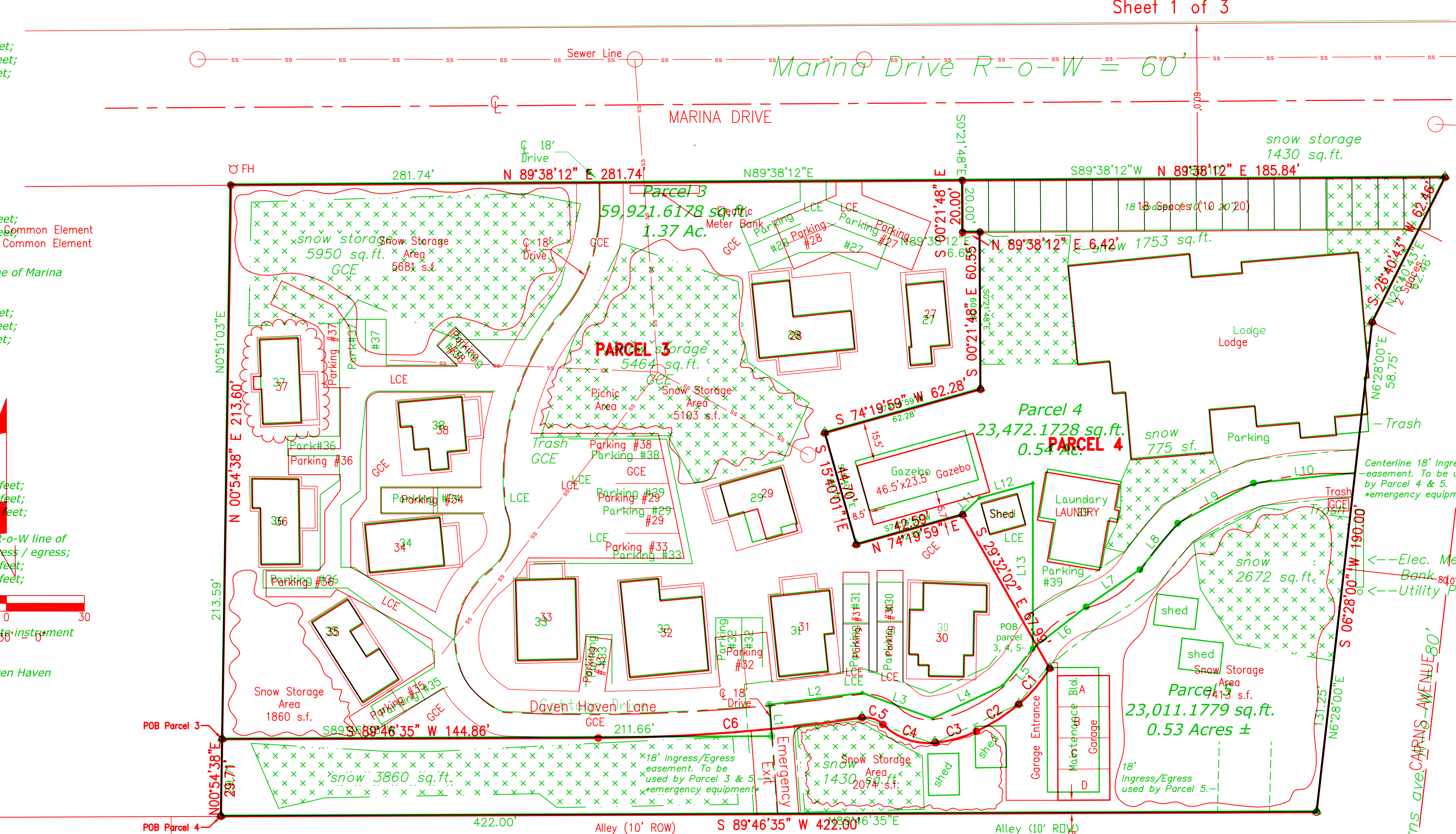
1st Amendment to the Final Plat of Daven Haven Cottages

Daven Haven Cabins Final Plat 2nd Amendment to the Development formally known as Daven Haven Cottages as described in Grand County Rec. #2008-011705; and

Ownership recorded at Reception No. 2012009954

LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M.
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

Sheet 1 of 3



CURVE	RADIUS	DELTA	ARC	TANGENT	CBEARING	CHORD
C1	55.49'	18°59'38"	18.39'	9.28'	S40°41'19"W	18.31'
C2	74.58'	14°46'54"	19.24'	9.67'	S57°34'35"W	19.19'
C3	50.43'	18°37'43"	16.40'	8.27'	S74°16'53"W	16.32'
C4	28.11'	9°46'50"	22.27'	11.93'	S70°59'47"W	21.55'
C5	9.47'	52°57'46"	6.75'	4.72'	S72°04'12"E	6.42'
C6	201.50'	1°18'40"	101.94'	51.07'	S85°38'45"W	103.87'
L1	N69°58'24"W	28.73'				
L2	S64°58'02"W	29.96'				
L3	S38°18'12"E	18.31'				
L4	N51°18'12"E	18.31'				
L5	N51°18'12"E	18.31'				
L6	N39°28'02"E	19.19'				
L7	N62°10'36"E	33.09'				
L8	N84°09'40"E	25.26'				
L9	N46°45'00"E	25.26'				
L10	N74°19'59"W	62.28'				
L11	N74°19'59"W	62.28'				
L12	N74°19'59"W	62.28'				
L13	S 0°00'00"E	6.68'				

LEGEND

△ -Found #5 rbar 1.5" AL.cap

▲ -Set #5 rbar Org.Plas.Cap, #25934

Set. # 4 rbar, Pak.plas.cap #25934

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PLAT NOTES:

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

2. Survey based on Title Commitment No.

3. Survey based, in part, on Daven Haven Cabins Final Plat 2nd Amendment, rec'd

LEGAL DESCRIPTION

Parcel 3

4. This Amended Final Plat is to be recorded in Grand County Rec. #2012002995, by Lee Catlett.

5. Gross land area, by survey, of Parcel 3 is 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 hereon.

7. The following described curve, a distance of 67.99 feet;

THENCE along the arc of a curve to the right, having a central angle of 18°59'38", a radius of 144.86 feet, a chord bearing of S40°41'19"W a distance of 18.31 feet, and an arc distance of 18.39 feet;

THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 14°46'54", a radius of 74.58 feet, a chord bearing of S57°34'35"W a distance of 19.19 feet and an arc distance of 19.24 feet;

THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 18°37'43", a radius of 50.43 feet, a chord bearing of S74°16'53"W a distance of 16.32 feet and an arc distance of 16.40 feet;

THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 50°48'56", a radius of 62.46 feet, a chord bearing of S74°16'53"W a distance of 21.55 feet and an arc distance of 22.27 feet;

THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 52°57'46", a radius of 9.47 feet, a chord bearing of N72°04'12"E a distance of 8.45 feet, and an arc distance of 8.75 feet;

THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 8°19'40", a radius of 201.50 feet, a chord bearing of N40°41'19"E a distance of 18.31 feet and an arc distance of 18.39 feet;

THENCE S85°38'45"W a distance of 103.87 feet to the POINT OF BEGINNING.

Containing 60.721 square feet, (1.380 Acres), more or less.

Parcel 4

Cabin 27-29

Cabin 30-33

Cabin 34-38

Open Space

Snow Storage

Parcel 5

Main Bld.

Shed x 4

Open space

Snow Storage

Total

Parcel 3

Cabin 27-29

Cabin 30-33

Cabin 34-38

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