3rd Amended Final Plat Daven Haven Cabinarrection Plat to in the exterior boundary of Daven Haven Cabins, more particularly Daven Pavere 6 of of ses Final Plat as described in Grand County Receptate 2005 and Asreal prime Nove 18 of on 6, T3N, R75W of the 6th P.M., re particularly described as follow rner of said Section 6 bears N 13 44'39" E Ownership recorded at Reception Nown of GRAND OF GRAND, STATE OF COLORADO 2012002995, by Lee Catlett. LEGAL DESCRIPTION 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; !9 feet; thence S 89°46'35" W a distance of 211.66 feet; 4. This Amended Final Plat is to Sappreel of land in Lot 9d Section Min Township 3 North Range 75 West of the 6th P. M., More particularly described as follows:

Commencing at the SW Corner of Tract B (concrete monument) whence the Northeast Corner of Section 6 bears N 25°38'20" E 59 to the South R-o-W line of Marina Drive; Thence N89°46'35"E along the South boundary of Tract "B" 369.09 fee 5. Gross land area, by survey, of PENCEIND PB438" = 2.4 sto Accress, 29 note feet the sthe POINT OF BEGIN THENCE N00°54'38"E a distance of 213.60 feet; 6. Notice: According to Colorado THENCE N89:78:127E and stance of 281:74 feet. ? feet; thence N 74°35'44" E a distance of 21.31 feet; feet, to the point of beginning; any defect in this storvey within three မှနေ့ အချိန်တွင် ဟုပေးချိန်ခြင့် ပျံနှင့်မှန်တို့ မှုင်း defect. In no s ±, County of Grand, State of Colorado. event, may any legal action baseth Euro Ersan 21 de fect in the this suir se \$556 etpmmenced more MARINA DRIVE Than ten years from the date of deriffication of distance of 62.28 feet;
THENCE \$15.40.01"E a distance of 44.70 feet; snow storage THENCE N74°19'59"E a distance of 42.59 feet; on 6, T3N, R75W of the 6th P.M., 1430 sq.ft. THENCE S29°32'02"E non-tangent with the following described curve, a distance of 67.99 feet; re particularly described as follow S89°38'12"W N 89°38'12" E 185.84' THENCE along the arc of a curve to the right, having a central angle of 18°59'38", a radius of 55.49 feet, a chord bearing of S40°41'19"W a distance of 18.31 feet, and an arc distance of 18.39 fe Parcel 3 rner of said Section 6 bears N 13<mark>°</mark>44'39" E 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 59,92,1.6178 steptic 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; 05 feet; thence N 55°18'37" E a distance 01\25.26 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 02 feet; thence N 62°10'36" E a distance of \$3.000 recemmen Element 2"E N 89"38"12" E 6,42" 1753 sq.ft. LAND USE TABLES 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; 24 feet, to the West R-o-W line of Cairns avelimited Common Element 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 DE/SCRIPTION ORE25.11 feet; chowd bearing &PFN70°59'47"W a distance of 21.55 feet, and an arc distance of 22.27 feet; line, a distance of 62.46 feet to the South R-o-W line of Marina 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 d south line, a distance of 186.10 feet of 9.47 feet, a chord bearing of N72°04'12"W a distance of 8.45 feet, and an arc distance of 8.75 feet; 591514CE2 along7the Tartalof a curve0to the right, tangent with the last described curve, having a central angle of 8°19'40", a radius of 701.50 feet, a chord bearing of S85°36'45"W a distance of 101.87 feet, and an arc distance of 101.96 feet; THENCE S89'46'35 W tangent with the last described curve a distance of 144.86 feet to the POINT OF BEGINNING. ? feet; thence N 74°35'44" E a distance of 21.31 feet; Sobstaining 6001/21 squaren fact, (\$.380 Acres), more or less. ĸ**Parcel**soråge feet, to the point of beginning; s ±, County of Grand, State of Colorado. <del>Ճ</del>բ, բգրբ բե of լխարմ iդ օեզէ 9, Section 6, Township 3 North, Range 75 West of the 6th P. M., More particularly described as follows: commencing at the SW Corner of Tract "B" (concrete monument) whence the Northeast Corner of Section 6 bears N 25°38'20" E Parcel 4 on 6, T3N, R75W of the 6th P.M., Thence N89°46'35"E along the South boundary of Tract "B" 369.09 feet to the True Point of Beginning: 472.1728 sq.ft. 0.5**.PARCEL 4** re particularly described as follow THENCE N00°54'38"E a distance of 29.71 feet; rner of said Section 6 bears N 13 44'39" E HENCE along the grad of talcurven to the left, having a central angle of 8°19'40", a radius of 701.50 feet, a chord bearing of Centerline 18' Ingress 5'36'45"E a distance of 101.87 feet, and an arc distance of 101.96 feet by Parcel 4 & 5. \$FIENCE alon@2the Rensidential curve7to the right, tangent with the last described curve, having a central angle of 52°57'46", a radius 31 feet; thence S 64°58'02" W a distance of 29.96 feet of 9.47 feet, a chord begring of 572°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 50°48'56", a radius 73 feet; thence S 82°47'50" W a distance of 36.14 feet; 9 feet; thence S 89°46'35" W a d<mark>i</mark>stance of 211.6<mark>6 f</mark>eet; bf.725.181 fe@t33a chotal bearing of S70°59'47"E 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 18°37'43", a radius of 50.43 feet, a crord bearing of N74°16'53"E a distance of 16.32 feet, and an arc distance of 16.40 feet; ★|<--Elec. Meter THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 14°46'54", a radius of 74.58 feet, a chord bearing of N57°34'35"E a distance of 19.19 feet, and an arc distance of 19.24 feet; The last described curve, having a central angle of 18°59'38", a radius Parkingo #586 oo <--Utility Pole 05 feet, to the point of beginnir 95955.49 feeta and an arc distance of 18.39 feet; s ±, County of Grand, State of Color [HENCE N29°32'02"W non—tangent with the last described curve a distance of 67.99 feet; THENCE S74993'59" Fible distribute 309 42.59 feet; Trust, Gregory A. & Carey A. Barne<mark>s, under Trust Date instru</mark>ment THENCE N15,49'01"WtQl distance of 44.70 feet; arey A. Barnes and Gregory A. Barnes, THENCE N74°19'59"E a distance of 62.28 feet; ciation, a Colorado non-profit corp<mark>oration,</mark> Snow Storage THERCE NOO29'48 Then distance 37% 60.55 feet; hereby plat this parcel, and it will be known as Daven Haven accurate division of this property. Parce 413 s.f. 10tENQE9TNOC224'48"W a distance100f.020.00 feet to the south line of Marina drive; THENCE N89°38'12"E a distance of 185.84 feet to the west line of Cairns Avenue; *23,011.1779 sq.ft.* 1860 s.f. THENCE S26'40'43"W a distance of 62.46 feet; POB Parcel 3— 0.53 Acres ± THENCE S06°28'00"W a distance of 190.00 feet; e of the Barnes Family Trust THENCE S89'46'35"W a distance of 422.00 feet to the POINT OF BEGINNING. XXXX18' Ingress/Egress Containing 46268 square feet, (1.062 Acres), more or less. ee of the Barnes Family Trust Ingress/Egress used by Parcel 5.-OWNERS' CERTIFICATE: We, Gregory A. and Carey A. Barnes, as owners of the above described property do hereby plat this parcel, which shall be known as Daven Haven Cabins, and do further represent that this plat represents a true and accurate division of /x x x x x x x x x x x x S 89'46'35" W 42'28'90'46'35" E Alley (10' ROW) POB Parcel 4-Alley (10' RDW) edged before me this Gregory A. Barnes rs, Trustee's of Barnes Family Trust Lot 21 Lot 24 Lot 22 **Lott 23**3 Carey A. Barnes CURVE RADIUS DELTA ARC TANGENT CBEARING CHORD 1) A perpetual, nonexclusive— easement over, across, and under the property is hereby established STATE OF COLORADO LEGEND 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 COUNTY\_OF GRAND gas, water, sewer, capie lelevision and tolophone.

such services but shall be subordinate to planned or existing improvements.

TOWN BOARD OF TRUSTEES CERTIFICATE C4 25.11' 50'48'56" 22.27' 11.93' \$70'59'47"E 21.55' 11'38"E 12.19' 52'57'46" 8.75' 4.72' \$72'04'12"E - 8.45' 11'38"E 12.19' The foregoing instrument was acknowledged before me  $\triangle$  -Found #5 rbar 1.5" AL.cap 2012 by Gregory A. and 2) Inner line around the shape of each cabin represents the pexisting structure. Outerdaine of round each \_\_\_, 2023, by the BZQ1-50' bf Tr219'40' 5, 171-96' 51.07' 585'36'45'W 2 103'82' 47'50"W 36.14' Carey A. Barnes, owners, Daven Haven Cottages. ▲ -Set #5 rbar Org.Plas.Cap, #25934 L3 | N69°58'24"W | 28.73' cabin is the outer boundary of its entire footprint; this exterior embed of ethols unpropositive de des not guarantee that the size or soil or L4 S64°58'02"W 29.96'

L5 S38°40WN "BOARD OF BTRYSTEES CERTIFICATE Set. # 4 rbar, Pnk.plas.cap #25934

L6 N51°Approved this 26.05'

L7 N55°180ding donditions of any lots shown hereon are such that the size or soil or flooding conditions of any lots shown hereon are such that a building permit Witness my hand and official seal. Association, A Colorado non-profi<mark>t</mark> corporatión, shall be issued. This approval is with the under Getterships thint at with exists My\_Commission\_Expires involving necessary improvements for all utility services, street -NOTICE: Public notice is hereby given that acceptance of thisppilatedepilanedadievelogmedings/lanedscaping, curbs, gutters, street lights, Notary Public Town of Grand Lake does not constitute an acceptance of the reoldsigns, rights-side walk restablished be financed by others and not the Town of L8 N39°@Aa75be Issued23.Aas approval is with the understanding that all expenses hereon for maintenance by said town. Until such roads andraights-adfewayAlsmeetthawth thosadTown of Grand Lake does not assume any L9 N62°100°000°10 heces 3000000 provements for albertility between street streets er specifications and are specifically accepted by this town by mesonalized billing the clerk aforthis ctavers and are specifically accepted by this town by mesonalized billing the clerk aforthis ctavers and are specifically accepted by this town by mesonalized billing the clerk aforthis ctavers and are specifically accepted by this town by mesonalized billing the clerk aforthis ctavers and are specifically accepted by this town by mesonalized billing the clerk aforthis ctavers and are specifically accepted by this town by mesonalized billing the clerk aforthis ctavers and are specifically accepted by this town by mesonalized billing the clerk aforthis ctavers and are specifically accepted by this town by mesonalized billing the clerk aforthis ctavers and are specifically accepted by this town by mesonalized billing the clerk aforthis ctavers and are specifically accepted by this town by mesonalized billing the clerk aforthis ctavers and are specifically accepted by this town by mesonalized billing the content of L10 N84°09ptovements, pgving; grading, landscaping, curbs, gutters, street lights,
L11 N46°45ept raighs, and sigewalks shall be financed by others and not the fown of official "acceptance", the maintenance, construction, and allowthenismostlets reportaining reprocess of the information presented to the TOWN OWNERS' CERTIFICATE: We, Jim McComb and Karn McComb, as OWNERS' CERTIFICATE: I, Christopher Mandell, as owner Cabin Vicinity within the above described property do hereby plat this parcer, pwhich shall be known as Daven Haven Cabins, and do said roads and rights—of—way are the sole responsibility of white powners end the land membraced within certificate. owners Cabin 31 within the above described property do L12 N74 Grand "Lake. Also, that the Town of Grand Wake also Romassame Edryment

L13 S 0 0 0 1 this plat nor any representations or information presented to the TOWN this planned development. Town "acceptance" of the roads and rights—of—way of this platted planned nereby plat this parcel, which shall be known as Daven Haven development shall not be given unless all utilities proposed Ag The finstalled in such roads have been Cabins, and do further represent that this plat represents a further represent that this plat represents a true and edged before me this \_\_\_\_ day o constructed and the  $^2$  roads and rights—of—way completed thereafter to town istandards. rue and accurate division of this property. accurate division of this property. which induced the TOWN to give this certificate. SURVEYOR CERTIFICATE I Lindell Lee Catlett, a duly registered land surveyor in the State of Colorado Association do hereby certify that this Correction Plat truly and correctly represents the reland Surveyor Scertificat Christopher Mandell of a survey made by me or under my direct supervision, and said plat complies Thomas Arthur Cary, being a duly licensed professional land surveyor with the requirements of Title 38, Article 51, Colorado Revised Statute, and STATE OF COLORADO in the State of Colorado, does hereby certify that this plat and survey that monuments have been placed on the ground. SCALE: 1" = 30'Karn McComb THAN GRAND LAKE) of 3rd Amended Final Plat Daven Haven Cabins was made by me and COUNTY OF GRAND under my supervision and that said survey complies with title 38, here y certify that this Instrument was filed in my Office at \_\_\_\_o'clock \_\_\_\_, 2023, A.D., and is duly recorded. This plat was accepted for filing in article 51, CR\$\forall AT\$7\gamma\forall Fare monuments required by statutes PDF drawing, scale may be distorted. The foregoing instrument whise acknowledged obefore order this The foregoing instrument was acknowledged before me this day of and by the Grand County subdivision regulations have been placed on LINDELL LEE CATLETT #6503 the ground TOWN OF GRAND LAKE) 2559 S.Independence St I hereby certify that this Instrument was filed Lakewood, CO 80227 2, 👫 and is duly rec Dated this 22 day off., July, 2022 (year) (303)985-7761 Witness my hand and Tofficial seal. \_\_\_\_, 2012 by Jim \_\_\_\_\_ day of \_\_\_\_\_ McComb and Karn McComb, owners Cabin 31, Daven Haven My Commission Expires: Field Work: 22 July 2022 Cary Enterprise-D Cottages. homas A. Cary Drawing: 4 August 2022 Town Clerk PLANNING COMMISSION CERTIFICATE Rev: 11 January 2023 Notary Public Sheet Public County Clerk MSCAD 2022 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by Town Planning Commission My Commission Expires mling, Colorado 80459 Colorado registration number: 25934

BASIS OF BEARING: The South boundary of Parcel 3, between the SE cor (#4 PLS 25934 Scale 1" = 30' Grand Lake, Colorado. 1.970.724.2912 / 970.509.0185 | Loosehorse56@gmail.com Notary Public N89°46'35.2"E per Daven Haven Subdivision Plat. Chairman Vicinity Map