

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
sheet 2 of 4

LAND USE TABLE

Property is zoned Planned Development, Resort District is the underlying zoning. Any additional use not identified on the PD is subject to review.

DESCRIPTION	AREA (sq. ft.)	AREA (acres)	LAND USE	%DF Total	maintained by
Parcel 3	59,921.62	1.37	Total	100	
Cabin 27-29	2,815.72	0.06	Residential	4.70	property owner
Cabin 30-33	4,097.15	0.09	Residential	6.84	property owner
Cabin 34-38	4,505.22	.10	Residential	7.52	property owner
Shed, Tools	176.07	0.004	Storage	0.003	HDA
Drive / Park	14,355.20	0.33	Travel lane	23.96	see note 9
Open Space	33,972.26	0.78	Open Space	56.70	HDA
33% snow storage of 14,355.20 s.f.					
Snow Storage	4,737.22	0.11	Snow	33%	HDA
total 12 units					

Parcel 4	23,472.17	0.54	Total	100	
Lodge	6,926.76	0.16	Residential	29.50	property owner
Build 39	790.4	0.02	LCE	3.37	property owner
Gazebo	1,092.75	.02	GCE	4.66	property owner
Drive / Park	5,247.04	0.12	Travel lane	22.35	see note 9
Open Space	9,415.22	0.22	Open	40.11	property owner
33% snow storage of 5,458.47 s.f.					
Snow Storage	1,801.30	0.04	Snow	33%	property owner

Parcel 5	23,011.18	0.53	Total	100	
Main Bld.	959.0	0.02	Residential	4.18	property owner
Shed x 4	764.0	0.02	Residential	3.3	property owner
Drive / Park	7,538.0	0.17	Travel lane	32.76	see note 9
Open space	13,750.18	0.32	Open	59.76	property owner
33% snow storage of 7,458.47 s.f.					
Snow Storage	2,461.30	0.06	Snow	33%	property owner

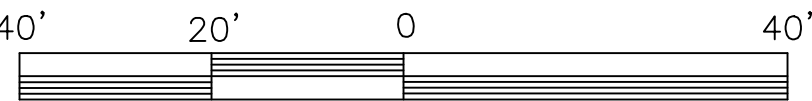
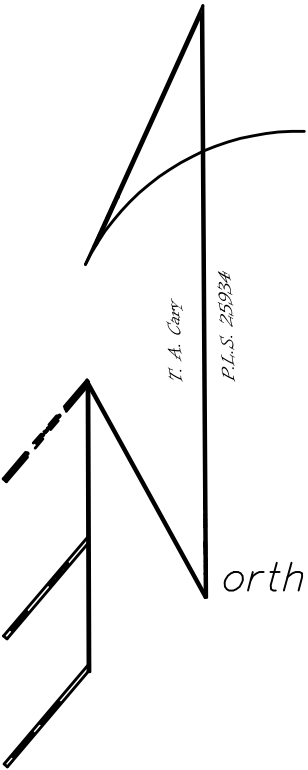
LEGEND

- △ -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
- ⊕ - Sanitary sewer MH

GCE - General Common Element
LCE - Limited Common Element

Line Table

L1	S4°11'38"E	12.19'
L2	S82°47'50"W	36.14'
L3	N69°58'24"W	28.73'
L4	S64°58'02"W	29.96'
L5	S38°49'45"W	18.31'
L6	N51°56'18"E	26.05'
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'

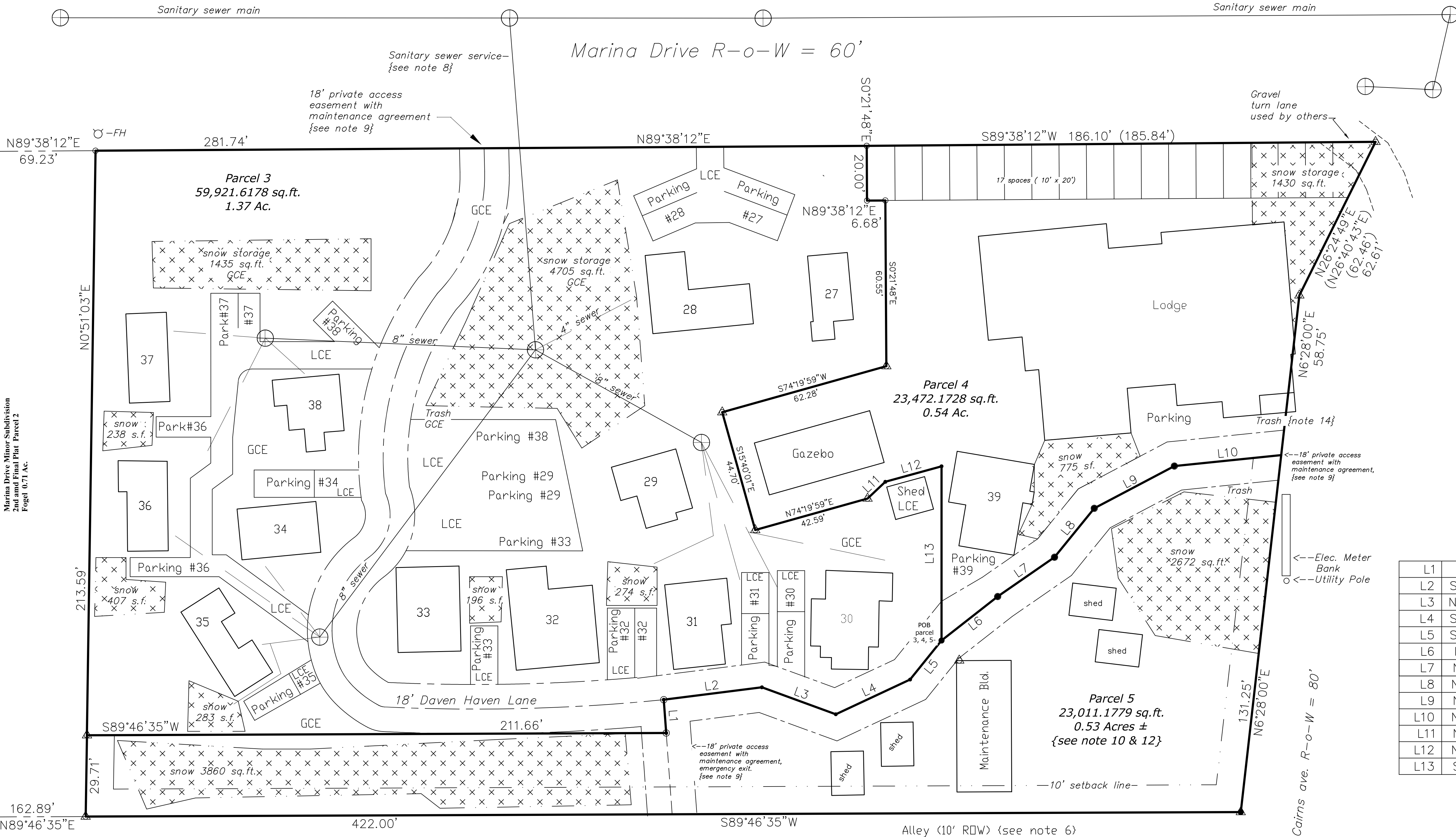


SCALE: 1" = 20'

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

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Field Work: 22 July 2022
Drawing: 4 August, 2022
Rev: 7 February 2023
MSCAD 2022 Sheet 2 of 4
PLS 25934 Scale 1" = 20'
Loosehorse56@gmail.com



Sidenbotham Lot 20 & 21, Blk.4 Grand Lake Estates 1st Filing Lot 21
Weydert Lot 22 & 23, Blk.4 Grand Lake Estates 1st Filing Lot 22
Keepper Lot 24 & 25, Blk.4 Grand Lake Estates 1st Filing Lot 24
Lot 23
Lot 25