



# Grand Lake Planning Commission

Wednesday, January 18, 2023 at 6:30 PM

Town Hall - 1026 Park Ave. \* Participation In-Person Only\*

*The Town of Grand Lake upholds the Six Pillars of Character:  
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

---

## AGENDA

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting Minutes: [12-7-2022](#)
4. Unscheduled Citizen Participation  
*This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.*
5. Conflicts of Interest
6. Items of Business
  - A. **Quasi-Judicial Public Hearing:** Daven Haven Planned Development Amendment #3
7. Items for Discussion
8. Future Agenda Items
9. Adjourn Meeting

For live streaming (listening only) scan the QR code.  
You will not be able to actively participate via the web streaming.



<https://us06web.zoom.us/j/93672888470?pwd=d21QNm5XYXdCS0VHWStxMW12NDJCdz09>

**You can also dial in using your phone. 1-719-359-4580**

**Meeting ID: 936 7288 8470**

**Access Code: 141859**



# Grand Lake Planning Commission

Wednesday, December 07, 2022 at 6:30 PM

Town Hall - 1026 Park Ave. \* Participation In-Person Only\*

*The Town of Grand Lake upholds the Six Pillars of Character:  
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

---

## AGENDA

1. Call to Order: 6:30PM

2. Roll Call

PRESENT:

Vice Chairman Heather MacSllarrow  
Commissioner John Murray  
Commissioner Judy Burke  
Commissioner Heather Bishop  
Commissioner Christina Bergquist via zoom  
Commissioner Greg Finch

ABSENT:

Chairman James Shockey Motion to excuse by Heather Bishop second by Judy Burke all in favor

3. Consideration to approve Meeting Minutes: 11-02-2022

Motion made by Commissioner Burke, Seconded by Commissioner Bishop. with an edit to fix typo from 11/2/22 to "excuse" Greg Finch.

Voting Yea: Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Bergquist, Commissioner Finch

4. Unscheduled Citizen Participation: none

5. Conflicts of Interest: none

6. Items for Discussion

A. Training Session for Planning Commissioners

Attorney Krob spoke about roles and duties of the planning commissioners

7. Items of Business

**B. QUASI JUDICIAL (PUBLIC HEARING)** – Consideration to Recommend a Zoning Variance to Municipal Code 12-2-11(C) to Allow Construction of a Single-Family Home Within The Required 25' Front Setback

on Property Located at Lots 3, Block 3, The Ridge at Elk Creek, More Commonly Referred to as 52 Mad Moose Lane.

Commissioner MacSllarrow opened the Public hearing at 7:34pm and staff went over the items as stated in the packet. Mr. Leinemann was in attendance and spoke about his application stating that the HOA would like him to add the porch to enhance the appearance of the home from the street. Commission Finch asked if the applicant could shrink the house to be out of the setback and is concerned about the precedent it would set to allow a footprint in the setback. The applicant stated that the HOA requires 1200sf homes and it cannot be smaller. Staff asked the commissioners to go over the findings of fact. Commissioner Murray stated that a-g items were are applicable to the project.

Motion made by Commissioner Murray, Seconded by Commissioner Bishop. Motion Passed 5:1  
Voting Yea: Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Bergquist  
Voting Nay: Commissioner Finch

8. Future Agenda Items

The Commissioners stated that the tradition for the second meeting in December is cancelled if there is no business. Staff stated that the first week of January there will not be a meeting.

9. Adjourn Meeting: adjourned at 7:55pm

Motion made by Commissioner Finch, Seconded by Commissioner Bishop.  
Voting Yea: Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Bergquist, Commissioner Finch

---

James Shockey, Chairman

ATTEST:

---

Alayna Carrell, Town Clerk



Date: January 16, 2023  
 To: Chairman Shockey and the Planning Commission  
 From Kim White, Community Development Director  
 RE: Quasi-Judicial Public Hearing: Amended Planned Development Plat and Development Plan

**Purpose**

The Town has received a request for an Amended Final Plat and Development Plan for the Daven Haven Cottages Planned Development. The request proposes to subdivide the property to allow for an additional parcel, parcel 5, to construct a new residence and modifies parcel lines within the Planned Development. The Barnes Family Trust is the applicant represented by Carey and Gregory Barnes. A copy of the Third Amendment Plat is attached.

The Daven Haven Planned Development (PD) consists of 2.44 acres. The PD includes a lodge building, accessory structures (laundry building, maintenance building, numerous sheds, a gazebo), and 12 residential cabins with area for open space, parking and snow storage. The underlying zone district for this PD is Resort.

**Project Amendment History**

The subject property was included as a part of the Marina Drive Minor Subdivision platted July 10, 2000 . A brief amendment history is provided in the table below.

|      |   |   |  |  |   |
|------|---|---|--|--|---|
| 2001 | Marina Dive Minor Subdivision<br>(REC 2002-007243)                  | Subdivide 4+ acres into 3 parcels                             |  | Easement for Structural Encroachment into Public ROW<br>Ordinance 13-2001                              |   |
| 2002 | Daven Haven Cottages Planned Development<br>(REC 2008-007245)       | Subdivide and create PD “overlay” (Resort zoning designation) | Planned Development Plan<br>Ord 4-2002<br>FDP for PD | Subdivide Parcel 3 (2.4 acres) into two parcels<br>18 unit townhouses (Parcel 3)<br>Lodge (Parcel 4 ). | SIA for public improvements to Cairns Ave, Marina Drive internal road and parking area, water sewer and hydrants. replace pool with gazebo as GCE |
| 2008 | Daven Haven Cottages Planned Development<br>(REC 2008-011705)       | first amendment   |  | Removed future cabin sites   |   |
| 2011 | Daven Haven Cottages 2 <sup>nd</sup> Amendment<br>(REC 2012-002995) | Second amendment  | PC Resolution No. 13-2011<br><br>Ordinance #         | Define parcel boundaries for 3 and 4.  | Subdivide land for Lodge (parcel 4 (.39 acres)) and reduce land for cabins / HOA (parcel 3 - 2.05 acres) removal of garages                       |



|      |   |                              |  |   |  |   |
|------|---|------------------------------|--|---|--|---|
|      |   |                              |  |   | increased snow storage area.                           |   |
| 2012 | Correction Plat Daven Haven Cottages (REC 2012-009954)  | Correct previous plat errors |  | Correct building dimensional and site data errors                   | Amended and restated decs (cap of 12 units) .          | Parking for lodge – 20 spaces<br>Parking for cabins – 24 (two /cabin) |
| 2023 | 3 <sup>rd</sup> Amended final Plat Daven Haven Cottages |                              |  | Applicant needs to provide info. Include stated purpose for replat. | Need clarification Status of Mutual Easement Agreement |   |

Notice of Hearing

Legal Notice was published in the Middle Park Times on December 29<sup>th</sup>, 2022 advertising the date and time of this Hearing. Additionally, 16 certified mailings were sent, return receipt requested, to property owners within 200’ of the subject parcel on December 23, 2022. As of the date of this memo 11 adjacent property owners have signed as having received the notice. No formal comments have been received.

Per the Code, amendments to previously approved plats and plans are to be made by the Board of Trustees with recommendation by the Planning Commission. Amendments shall be considered as a new development application and shall follow the provisions for standards and specifications set forth in the Code. (§12-9-7). If an application is deemed incomplete, after the deadline for submission, the application should not be heard by the Planning Commission.

STAFF RECOMMENDATION

Per the Code, the Commission is to make a recommendation to the Town Board of Trustees regarding the proposed amendment. The Commission may open the Public Hearing, take public comment and close the Public Hearing prior to turning the matter over to the Commission for Commission discussion and action.

The Commission may

- APPROVE or DENY the request and make a motion and recommendation to the Town Board,



- Move to continue the matter- move to gather more information and continue the Planning Commission’s review until the Commission is ready to make a recommendation to the Town Board.

Staff’s review of the request finds that the application is incomplete. The Code states that if an application is deemed incomplete, after the deadline for submission, the application should not be presented to the Planning Commission.

In staff’s recommendation that missing items from the application (listed below) need to be provided, to assure a complete review of the request. Additionally, there is information lacking on the plat as submitted that needs to be addressed prior to an action that would allow the recordation of the plat.

Staff recommends that the Planning Commission continue to a date certain when the applicant has had time to provide the required information. Staff has not received updated declaration and covenant information, nor sufficient notes on the amended plat for adequate review and determination to make a recommendation to the Commission.

**Required Information**

- The Barnes Family Trust is not the sole owner of the area that is included in this application request to amend the Daven Haven subdivision and development plan. A statement of ownership is required. Provide **all** the property owners, including any **lien holders and parties having a real interest in the property. This amendment requires owners authorization and signatures. If owners are represented by a power of attorney having signature authorization provide the supporting documents stating power to sign. (including the HOA)**
- Provide a Current Title Commitment – Parcel 4 received, missing parcel 3**
- Provide a narrative description of the character of the proposed development; goals and objectives; explanation of the rationale behind the request, explanation of conformance to the Comprehensive Plan. - **narrative of project on plat required**
- A description of the existing conditions and proposed changes. Identify any improvements necessary for access, open space Clarify anticipated legal treatment of common ownership and maintenance of said open space areas). – **Provide a table with calculated open space for each parcel on plat; % of total etc.**
- A description of proposed covenants, grants of easements or other restrictions to be imposed upon the use of the land, including common open spaces, buildings and other structures within the development. – **Add notes referencing the recorded declarations, lodge encroachment, road maintenance agreement, ingress/egress of all parcels for emergency**
- Quantitative data for the following: total number and type of dwelling units; parcel size; proposed lot coverage of buildings and structures; gross and net residential, commercial densities; total amount of open space (separates figures for usable or improved open space); total amount of non-residential construction (including a separate figure for



commercial,) with the amount of open space associated. – **required table with detailed data for each unit in the PD.**

- g. Add Note documenting the proposed maximum height of all buildings. *-agreed during original PD negotiations in 2001 (PC resolution 02-2001)*
- h. Add Note referencing proof of legal, appropriated private water rights and/or source of proposed water service. *-determined in 1996-2001 hearings*
- i. Add Note referencing proof of sewer service availability and service provider. Follow technical drawing requirements per Code.
- j. Name of the proposed development shown on a vicinity locator map at a legible scale. -
- k. Graphic depicting Site conditions [including contours at two foot (2') or less intervals, water courses, flood plains (i.e., 100 year), unique natural features, and vegetation cover]. - **grading and vegetation not shown**
- l. The location and floor size of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, density per type, and non-residential structures, including non-residential facilities. *–location and type of existing buildings shown. Proposed buildings, and density not shown.*
- m. Clearly identify the location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open spaces, public open spaces or parks, recreational areas, and similar public and quasi-public uses. *-size on plan is unclear.*
- n. Clearly identify the proposed circulation system of streets and ways including pedestrian and bicycle paths, off-street parking areas, loading areas, and major points of access to public rights-of-way (including major points of ingress and egress to the development). – **the ingress/egress for parcel 3 & 5 into the alley and of 4 & 5 onto Cairns could be dangerous during an emergency with restrictions on access. Easement/maintenance agreement to be updated.**
- o. Notations of proposed ownership - public or private - should be included where appropriate. - **Recommend a table to state the maintenance and ownership GCE and LCE (staff can provide sample document).**
- p. Add Information on land areas adjacent to the proposed Planned Development including (Lot 21 of what plat/filing?) land uses, zoning classifications, unique natural features of the landscape? -
- q. Add the existing and proposed utility systems and easements including sanitary sewers, storm sewers, and water, electric, gas and telephone lines *-Reference -1996-2001 hearings*
- r. A landscape plan indicating the treatment and materials used for open spaces, and a revegetation plan showing treatment of disturbed areas. *-determined in 1996-2001 hearings*
- s. Add any proposed treatment of the perimeter of the Planned Development, including materials and techniques used such as screens, fences and walls (Reference 1996-2001 hearings)
- t. The snow removal and storage plan **requires update**. The snow storage is currently shown below Code standards.
- u. The applicant shall provide an address mylar (14" x 18" black line) that includes the following:



address(es) as assigned by the Town of Grand Lake, north arrow, name of the development, identification of legal description (lot & block, parcel, unit, etc.), road names and adjoining subdivisions, for the Grand County Department of Planning and Zoning. -determined in 1996-2001 hearings

- v. The applicant shall provide a closure sheet including (lots with dimensions and ties to monumentation, bearings and distances, - **updated file required, can be submitted as pdf.**
1. Add a general note that the Daven Haven Planned Development final plan and subdivision plat have been combined with this application.
  2. **Provide the updated ingress/egress provisions and maintenance of Daven Haven Lane/Cottage Drive.** Daven Haven Lane, is currently split between parcel 3 and 4 parcels and a maintenance and easement agreement exists. The Parcel 3 portion of Daven Haven Lane is currently noted to be a General Common Element (GCE) with the new plat proposal as a Limited Common Element (LCE) and a name change to Cottage Drive. The map does not show the boundary of the 18’ road, (only the centerline is shown). Staff has not received the updated maintenance/easement agreement and thus cannot determine if the Town’s code has been met.
  3. Mutual Easement Agreement (Rec #2012003170) will need to be updated and noted on the plat. Update the covenants. Document will need to be recorded. Applicant is responsible for all recording fees.
  4. ADD Planning Commission Signature Block.
  5. ADD HOA signature block, and statement of consent stating the owners and members of the HOA have agreed to allow the single signature block.
  6. ADD a Purpose statement on the plat.
  7. Show Amendment History of property on the plat.
  8. Lodge Trash has been added to parcel 4, encroachment into the public ROW is not permitted.
  9. ADD reference to Lodge building encroachment ordinance 13-2011 on the plat.
  10. ADD use table consistent with underlying zoning per the code for Resort District.
  11. Add conditions of height limit of “28” (PC resolution 02-2001), side and rear setbacks set by code, except where existing buildings are currently located.

**Motion**

Planning Commission moves to continue the hearing to (a date certain - February 1<sup>st</sup>, 2023) upon receipt of a complete application having been submitted and reviewed by staff prior to making a recommendation to the Board.

OR

Motion to Approve the Amended Planned Development with the following conditions: \_\_\_\_\_  
Motion to Deny the Amended Planned Development based on the following: \_\_\_\_\_



# Town of Grand Lake

## Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447  
• Phone: 970-627-3435 • Fax: 970-627-9290  
• Email: [glplanning@townofgrandlake.com](mailto:glplanning@townofgrandlake.com) • Website: townofgrandlake.com

### LAND USE REVIEW APPLICATION FORM

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED MEETING

**PROPERTY**

- Street Address (or general location if not addressed): 604 Marina Drive
- Legal Description: ~~Lot~~ Parcel Block 4 Subdivision Daven Haven Cottages Correction Plat
- Lot Area (in square feet or acres): Parcel 4: .63 ac. Parcel 5: .31 ac. ± Final Plat
- Existing Use of Property: Restaurant, Bar, Home, Outbuildings

**TYPE OF REVIEW** (circle one): • Rezoning • Subdivision • Minor Subdivision • Annexation • Planned Development  
• Conditional Use • Vacation – Public right-of-way • Amendments to approved Subdivision or PD • Other (explain below)

**PROPOSAL**

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable):

Separate out from Parcel 4:

1. SE Cornor for us to keep
2. SW Strip to be added to Association land
3. Remaining parcel with Gazebo Garden and Main Lodge will become a separate parcel approximately .31 acres ±

- Name of Development: \_\_\_\_\_
- Name of Applicant: The Barnes Family Trust Email: Carey@StoneCreekCatering.com  
dated January 29, 2018
- Address: P.O. Box 1528 Phone: 303-921-5334
- City: Grand Lake State: CO Zip: 80447 Fax: n/a Also copy Carey at
- Contact Person (if not applicant): \_\_\_\_\_ Email: eycgir157@gmail.com
- Address: \_\_\_\_\_ Phone: \_\_\_\_\_
- City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

**STAFF USE ONLY**

Application Received By: Jcrone Date / Time: 12/9/22 4:20p  
File Name: \_\_\_\_\_  
Fee Paid: \$500<sup>00</sup> Amount: \_\_\_\_\_ Reimbursement Form Signed: NO

MUTUAL EASEMENT AGREEMENT

THIS MUTUAL EASEMENT AGREEMENT is entered into this 30th day of April, 2012, by and between Gregory A. Barnes and Carey A. Barnes, P.O. Box 1528, Grand Lake, CO 80447 (hereinafter collectively referred to as Barnes), and Daven Haven Cabins Owners Association, a Colorado non-profit corporation, P.O. Box 1528, Grand Lake, CO 80447 (hereinafter referred to as the Association).

WHEREAS, Barnes is the owner of property situate in Grand County, Colorado described as Tract 4, Daven Haven Cabins, Town of Grand Lake, according to the Daven Haven Cabins Final Plat 2nd Amendment to the Development formerly known as Daven Haven Cottages as described in Grand County Reception No. 2002-007245, recorded April 10, 2012 at Reception No. 2012-002995 of the records of the Clerk and Recorder of Grand County, Colorado, also known and numbered as 604 Marina Drive, Grand Lake, CO 80447 (the Barnes' Property); and

WHEREAS, the Association is the owner of property situate in Grand County, Colorado described as all of the property, including without limitation, Open Space, General Common Elements and Limited Common Elements, and EXCLUDING THE UNITS, described in the Daven Haven Cabins Final Plat 2nd Amendment to the Development formerly known as Daven Haven Cottages as described in Grand County Reception No. 2002-007245, recorded April 10, 2012 at Reception No. 2012-002995 of the records of the Clerk and Recorder of Grand County, Colorado, (the Association's Property); and

WHEREAS, the Daven Haven Cabins Final Plat 2nd Amendment to the Development formerly known as Daven Haven Cottages as described in Grand County Reception No. 2002-007245, recorded April 10, 2012 at Reception No. 2012-002995 of the records of the Clerk and Recorder of Grand County, Colorado, also known and numbered as 604 Marina Drive, Grand Lake, CO 80447 is hereinafter referred to as the "2nd Amended Final Plat"; and

WHEREAS, the Barnes' Property and the Association's Property shares a mutual driveway which driveway is referred to as "Daven Haven Lane" on the 2nd Amended Final Plat (hereinafter referred to as "Daven Haven Lane"); and

WHEREAS, the parties to this Mutual Easement Agreement desire to enter into an agreement for the shared use, maintenance and upkeep of the driveway as hereinbelow provided for; and

NOW, THEREFORE, in consideration of the premises above set forth and for the mutual benefits to be derived by the parties, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Barnes GRANTS to the Association a perpetual, non-exclusive easement over the existing 18-foot wide driveway owned by them and identified as Daven Haven Lane.
2. The Association GRANTS to Barnes a perpetual, non-exclusive easement over the existing 18-foot wide driveway owned by it and identified as Daven Haven Lane and over the existing

RECEPTION#: 2012003170, 04/30/2012 at 08:42:00 AM, 1 OF 4, R \$26.00 , Additional Name: Sara L. Rosene, Grand County Clerk, Colorado





TOWN OF GRAND LAKE  
ORDINANCE NO. 13 - 2001

AN ORDINANCE GRANTING AN EASEMENT FOR THE ENCROACHMENT  
INTO THE PUBLIC RIGHT-OF-WAY OF A CERTAIN EXISTING BUILDING  
LOCATED ON PARCEL 4, DAVEN HAVEN COTTAGES,  
TOWN OF GRAND LAKE

BE IT ORDAINED BY THE GRAND LAKE BOARD OF TRUSTEES THAT:

Section 1. An easement is hereby granted to Gregory A. Barnes and Carey A. Barnes as owners (hereinafter the "Grantees") of Parcel 4, Daven Haven Cottages, Town of Grand Lake, for the purpose of allowing existing encroachments into the public right-of-way of Cairns Avenue for a certain structure on said lot.

Section 2. In granting said easement, the Town of Grand Lake expressly reserves to itself the right to construct, reconstruct and maintain all municipal utilities and permanent improvements, and further reserves the same right to all utility companies operating under a Town franchise or paying utility occupation tax to the Town.

Section 3. This easement shall remain in full force and effect for the benefit of the Grantees, their heirs, successors and assigns, for so long as the encroachment remains as presently constructed. The Grantees may perform normal maintenance and repairs to the encroachments, but may not enlarge them further into or above the public right-of-way.

Section 4. Should any part or portion of any structure encroaching into the public right-of-way be partially or wholly destroyed, removed, or reconstructed, then this easement shall become null and void as it pertains to such structure and any new construction or reconstruction shall take place only within the confines of the property lines of Parcel 4, Daven Haven Cottages, Town of Grand Lake, and shall in all ways comply with the applicable zoning regulations, building codes and all other development regulations then in effect.

Section 5. In consideration of this easement, the Grantees hereby agree to pay for the costs of publishing this Ordinance. The Grantees further agree to pay the Town the amount of One Hundred Dollars (\$100.00) in consideration for the granting of this easement.

Section 6. This easement is conditioned on the Grantees delivering a fully executed Indemnification Agreement (attached as Exhibit "A") of a content and form acceptable to the Town.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO, THIS 13TH DAY OF AUGUST, 2001.



ATTEST:

Votes Approving: 6  
Votes Opposing: 0  
Absent: 1  
Abstained: 0

TOWN OF GRAND LAKE

*Ronda Kalinske*  
Ronda Kalinske,  
Town Clerk

By: *Gene M. Stover*  
Gene M. Stover,  
Mayor

Exhibit "A"  
Indemnification Agreement

This Agreement is entered into this 13th day of August, 2001, by and between Gregory A. Barnes and Carey A. Barnes (hereinafter referred to as "the Barnes") and the Town of Grand Lake, (hereinafter referred to as "the Town".)

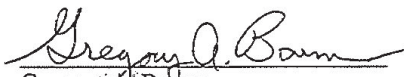
The Barnes, for themselves, their heirs and successors and assigns, pursuant to the provisions of Ordinance No. 13 - 2001, Town of Grand Lake, hereby agree to indemnify the Town against all liability, loss, cost, damage or expense sustained by the Town, including reasonable attorneys' fees and other expenses of litigation, whether prosecuted to judgment or not, arising out of, due to, or directly or indirectly relating in any manner to the easement granted to the Barnes by Ordinance No. 13 - 2001.

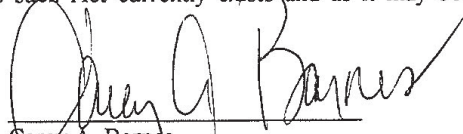
The Barnes shall also, at all times such easement shall remain in existence, indemnify the Town against all liens established against the property included within the easement or any improvements thereon or any part thereof.

In case any action or proceeding is brought against the Town, the Barnes shall, on notice from the Town, resist and defend such action or proceeding by legal counsel approved by the Town, which approval shall not be unreasonably withheld.

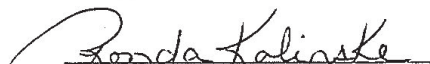
The Barnes shall reimburse the Town for all reasonable attorneys' fees and costs and other expenses of litigation as provided for in this Agreement within thirty (30) days of billing for such charges. The failure or refusal of the Barnes to pay such charges within said thirty (30) days shall result in the immediate termination of the easement provided for in Ordinance No. 13-2001.

Nothing contained in this Indemnification Agreement shall waive any of the Town's rights or protection under the provisions of the Colorado Governmental Immunity Act, Sections 24-10-101, et seq., Colorado Revised Statutes, as such Act currently exists and as it may be amended from time to time in the future.

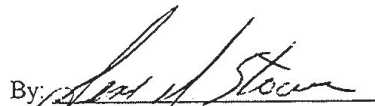
  
Gregory A. Barnes


  
Carey A. Barnes



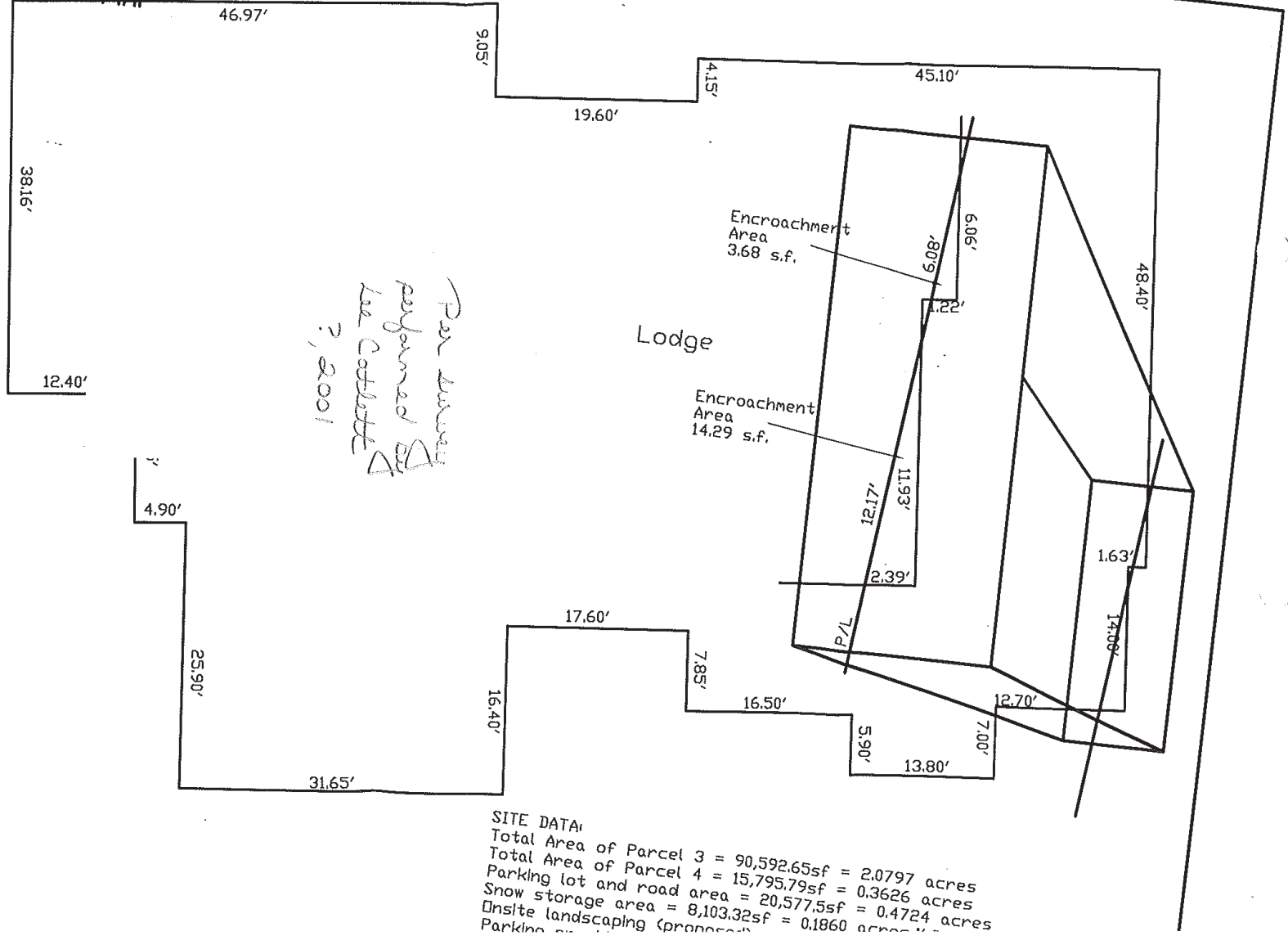
  
Ronda Kolinske, Town Clerk

TOWN OF GRAND LAKE

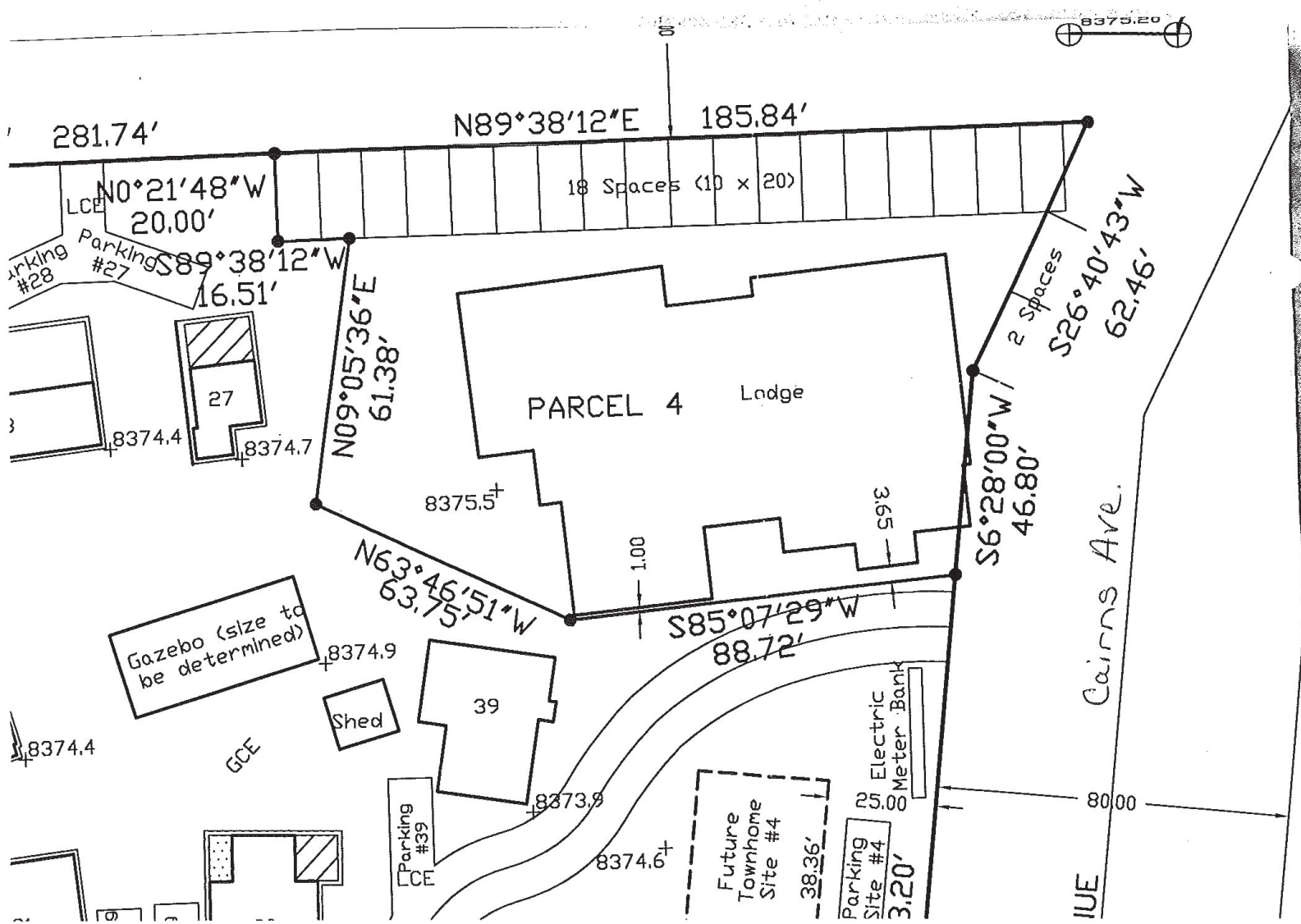
By:   
Gene M. Stover, Mayor

  
2001-010236 10/10/2001 03:51P ODC SARA ROSENE  
2 of 2 R 10.00 D 0.00 N 0.00 GRAND COUNTY CLERK

HE 6TH P.M.

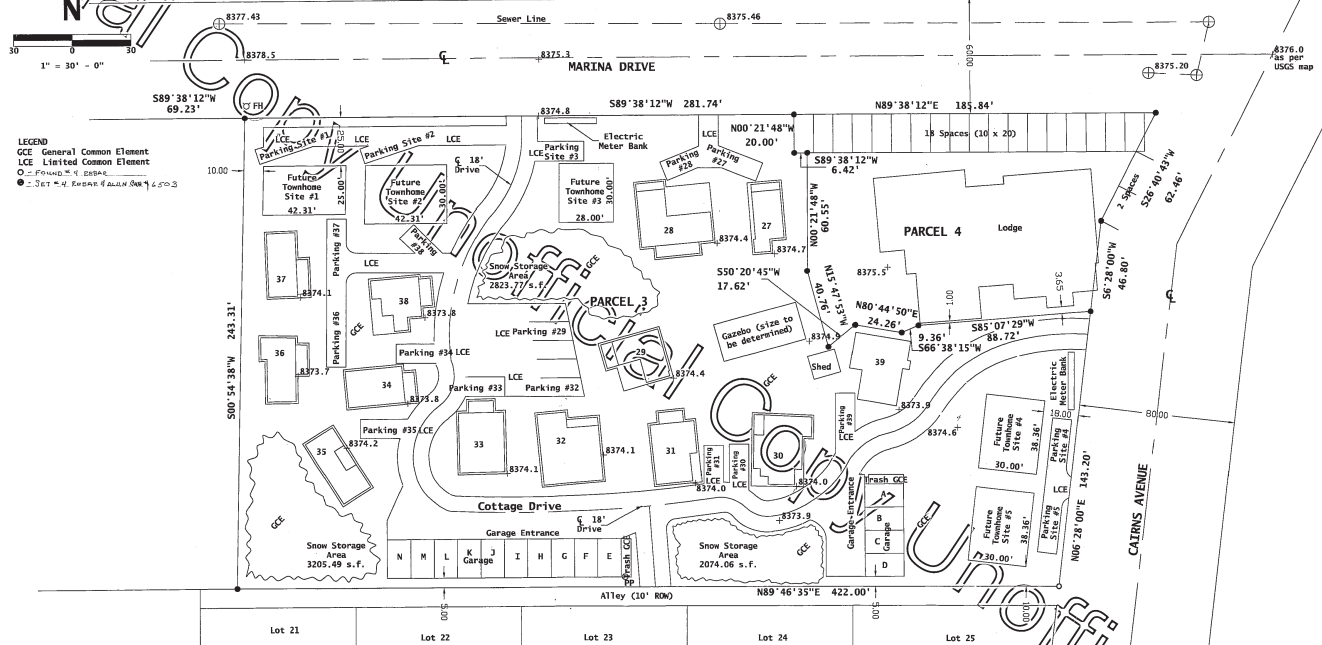


SITE DATA:  
 Total Area of Parcel 3 = 90,592.65sf = 2.0797 acres  
 Total Area of Parcel 4 = 15,795.79sf = 0.3626 acres  
 Parking lot and road area = 20,577.5sf = 0.4724 acres  
 Snow storage area = 8,103.32sf = 0.1860 acres  
 Onsite landscaping (proposed)



Unofficial

DAVEN HAVEN COTTAGES FINAL PLAT A PLANNED DEVELOPMENT OF PARCEL 3, MARINA DRIVE MINOR SUBDIVISION, LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M. TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO SHEET 1 OF 2



LEGEND CCE General Common Element LCE Limited Common Element

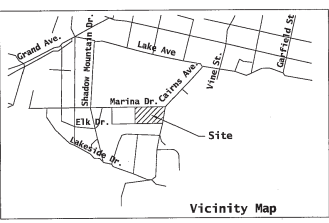
NOTES: 1) A perpetual, nonexclusive easement over, across, and under the property is hereby established for the installation and maintenance of public utilities...

NOTICE: Public notice is hereby given that acceptance of this platted planned development by the Town of Grand Lake does not constitute an acceptance of the roads and rights-of-way reflected hereon for maintenance by said town...

SURVEYOR CERTIFICATE I Lindell Lee Cattlett, a duly registered land surveyor in the State of Colorado do hereby certify that this Planned Development of Daven Haven Cottages, the Town of Grand Lake, truly and correctly represents the results of a survey made by me or under my direct supervision...

LINDELL LEE CATTLETT 2867 So. Woodworth Ave. Lakewood, CO 80027 (303)985-7761

PLANNING COMMISSION CERTIFICATE Approved this 15th day of May, 2002, by Town Planning Commission, Grand Lake, Colorado.



TOWN BOARD OF TRUSTEES CERTIFICATE Approved this 22nd day of July, 2002, by the Board of Trustees, Grand Lake, Colorado. This approval does not guarantee that the size or position of flooding conditions of any lots shown hereon are such that a building permit shall be issued...

ATTEST: Linda Kubiak Mayor

CLERK'S CERTIFICATE STATE OF COLORADO ) TOWN OF GRAND LAKE ) I hereby certify that this Instrument was filed in my office at 11:20 a.m. on July 15, 2002, A.D., and is duly recorded.

BASIS OF BEARING: The South boundary of Parcel 3, between the SE cor (44 rebar and Alum Cap #6593) and the SW cor of Parcel 2 (44 Rebar) Bears N89°46'35.2"E per Daven Haven Subdivision Plat.

DEDICATION 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 in Lot 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 3137.88 feet...

Parcel 4 A parcel of land in Lot 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 3137.88 feet...

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.

ATTEST: Gregory A. Barnes Gregory A. Barnes Carey A. Barnes

William H. Shaw as Vice President of 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.

STATE OF COLORADO ) COUNTY OF GRAND ) The foregoing instrument was acknowledged before me this 10th day of June, 2002 by Gregory A. and Carey A. Barnes, owners, Daven Haven Cottages.

Witness my hand and official seal. My Commission Expires: 8/31/04

Notary Public STATE OF FLORIDA ) COUNTY OF SEASIDE )

The foregoing instrument was acknowledged before me this 5th day of June, 2002 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: 01-10-2005

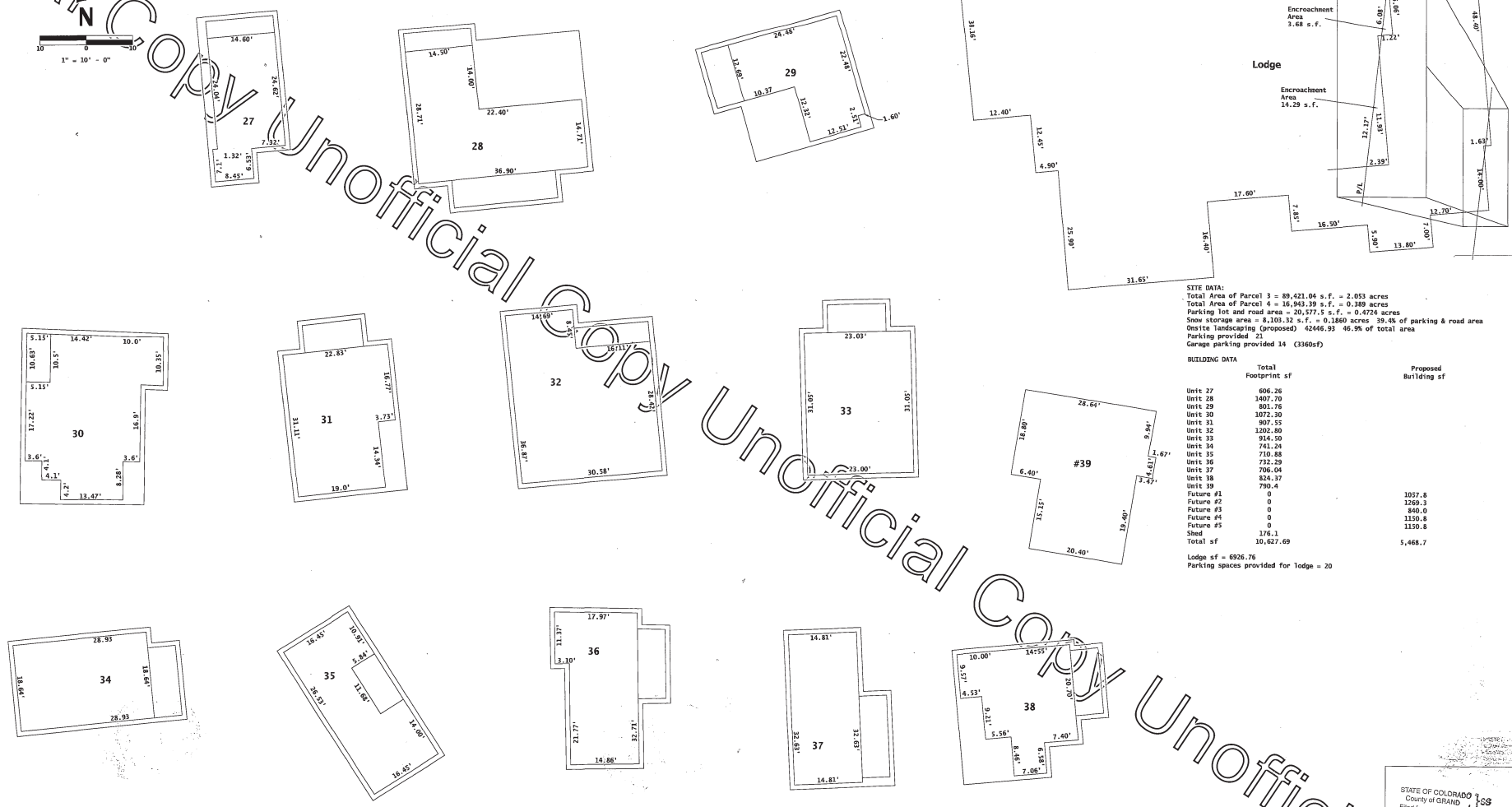
Notary Public CHRISTINE A. ROSENE

STATE OF COLORADO ) County of GRAND ) Filed for record this 16 day of July 2002 at 1:52 o'clock PM. Record in Book 1 Page 599A, ROSENE Recorder Fees \$ 26.00

2002-007245

### DAVEN HAVEN COTTAGES FINAL PLAT

A PLANNED DEVELOPMENT OF PARCEL 3, MARINA DRIVE MINOR SUBDIVISION, LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M.  
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO  
SHEET 2 OF 2



**SITE DATA:**  
 Total Area of Parcel 3 = 89,421.04 s.f. = 2.053 acres  
 Total Area of Parcel 4 = 16,943.39 s.f. = 0.389 acres  
 Parking lot and road area = 20,377.5 s.f. = 0.4724 acres  
 Snow storage area = 8,103.32 s.f. = 0.1860 acres 39.4% of parking & road area  
 Onsite landscaping (proposed) = 42446.93 46.9% of total area  
 Parking provided: 23  
 Garage parking provided: 14 (3360sf)

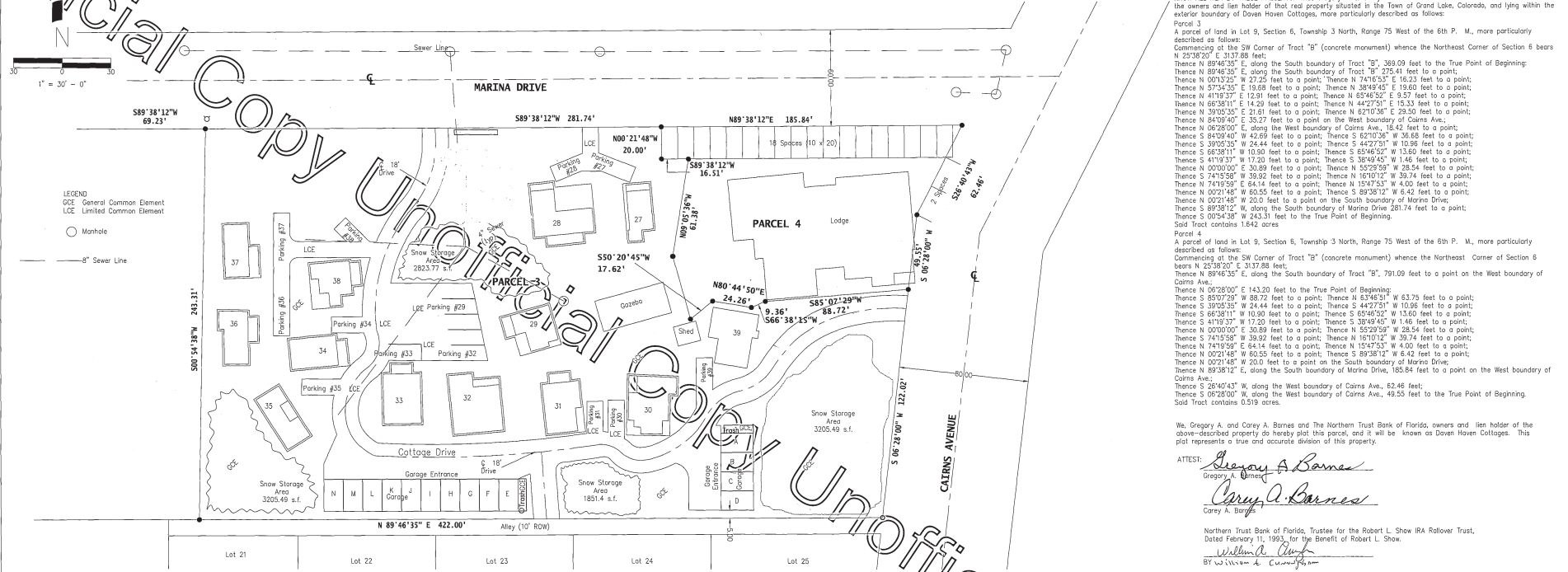
| Building        | Total Footprint sf | Proposed Building sf |
|-----------------|--------------------|----------------------|
| Unit 27         | 606.26             |                      |
| Unit 28         | 1407.70            |                      |
| Unit 29         | 801.76             |                      |
| Unit 30         | 1072.30            |                      |
| Unit 31         | 907.55             |                      |
| Unit 32         | 1302.80            |                      |
| Unit 33         | 914.50             |                      |
| Unit 34         | 741.24             |                      |
| Unit 35         | 710.88             |                      |
| Unit 36         | 732.29             |                      |
| Unit 37         | 706.04             |                      |
| Unit 38         | 824.37             |                      |
| Unit 39         | 790.4              |                      |
| Future #1       | 0                  | 1057.8               |
| Future #2       | 0                  | 1269.3               |
| Future #3       | 0                  | 840.0                |
| Future #4       | 0                  | 1150.8               |
| Future #5       | 0                  | 1150.8               |
| Shed            | 376.1              |                      |
| <b>Total sf</b> | <b>10,627.69</b>   | <b>5,468.7</b>       |

Lodge sf = 6926.76  
 Parking spaces provided for Lodge = 20

STATE OF COLORADO 1-33  
 County of GRAND 10  
 Filed for record this 10 day of July 2002  
 at 1:58 o'clock P.M.  
 Recorded in Book 1 Page  
 SARAL ROSEN  
 County Clerk  
 Fees \$ 700.00

2002-007245

**1st AMENDMENT TO THE FINAL PLAT OF  
 DAVEN HAVEN COTTAGES AS DESCRIBED IN GRAND COUNTY REC. NO. 2002-007245**  
 LOCATED IN SECTION 6, T3N, R75W, 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 & 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:

**Parcel 3**  
 A parcel of land in Lot 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 23°30'00" E 317.08 feet;  
 Thence N 89°48'35" E along the South boundary of Tract "B", 369.09 feet to the True Point of Beginning;  
 Thence N 00°32'25" E 27.25 feet to a point; Thence N 74°16'53" E 15.23 feet to a point;  
 Thence N 57°34'35" E 19.68 feet to a point; Thence N 38°49'45" E 19.60 feet to a point;  
 Thence N 41°37'37" E 12.91 feet to a point; Thence N 65°46'52" E 9.57 feet to a point;  
 Thence N 66°38'11" E 14.29 feet to a point; Thence N 44°27'51" E 15.33 feet to a point;  
 Thence N 39°05'30" E 21.61 feet to a point; Thence N 62°10'36" E 29.50 feet to a point;  
 Thence N 84°38'40" E 35.07 feet to a point on the West boundary of Cairns Ave.;  
 Thence N 06°28'00" E along the West boundary of Cairns Ave., 18.42 feet to a point;  
 Thence S 64°38'40" E 42.69 feet to a point; Thence S 62°10'36" W 38.68 feet to a point;  
 Thence S 39°05'30" W 24.44 feet to a point; Thence S 44°27'51" W 10.96 feet to a point;  
 Thence S 66°38'11" W 10.90 feet to a point; Thence S 65°46'52" W 13.60 feet to a point;  
 Thence S 41°37'37" W 17.20 feet to a point; Thence S 38°49'45" W 1.46 feet to a point;  
 Thence N 00°00'00" E 30.89 feet to a point; Thence N 52°29'59" W 28.54 feet to a point;  
 Thence S 74°16'53" W 39.92 feet to a point; Thence N 16°10'12" W 39.74 feet to a point;  
 Thence N 74°16'53" E 64.14 feet to a point; Thence N 15°47'53" W 4.00 feet to a point;  
 Thence N 00°21'48" W 60.55 feet to a point; Thence S 89°38'12" W 6.42 feet to a point;  
 Thence N 00°21'48" W 20.0 feet to a point on the South boundary of Marina Drive;  
 Thence S 89°38'12" W along the South boundary of Marina Drive 281.74 feet to a point;  
 Thence S 00°34'30" W 243.31 feet to the True Point of Beginning.  
 Said Tract contains 1.842 acres.

**Parcel 4**  
 A parcel of land in Lot 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 23°30'00" E 317.08 feet;  
 Thence N 89°48'35" E along the South boundary of Tract "B", 791.09 feet to a point on the West boundary of Cairns Ave.;  
 Thence N 06°28'00" E 143.20 feet to the True Point of Beginning;  
 Thence S 89°27'59" W 88.72 feet to a point; Thence N 63°46'51" W 63.79 feet to a point;  
 Thence S 39°05'30" W 24.44 feet to a point; Thence S 44°27'51" W 10.96 feet to a point;  
 Thence S 66°38'11" W 10.90 feet to a point; Thence S 65°46'52" W 13.60 feet to a point;  
 Thence S 41°37'37" W 17.20 feet to a point; Thence S 38°49'45" W 1.46 feet to a point;  
 Thence N 00°00'00" E 30.89 feet to a point; Thence N 52°29'59" W 28.54 feet to a point;  
 Thence S 74°16'53" W 39.92 feet to a point; Thence N 16°10'12" W 39.74 feet to a point;  
 Thence N 74°16'53" E 64.14 feet to a point; Thence N 15°47'53" W 4.00 feet to a point;  
 Thence N 00°21'48" W 60.55 feet to a point; Thence S 89°38'12" W 6.42 feet to a point;  
 Thence N 00°21'48" W 20.0 feet to a point on the South boundary of Marina Drive;  
 Thence N 89°38'12" E along the South boundary of Marina Drive, 185.84 feet to a point on the West boundary of Cairns Ave.;  
 Thence S 28°40'43" W along the West boundary of Cairns Ave., 62.46 feet;  
 Thence S 06°28'00" W along the West boundary of Cairns Ave., 49.55 feet to the True Point of Beginning.  
 Said Tract contains 0.519 acres.

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.

ATTEST: *Gregory A. Barnes*  
 Gregory A. Barnes  
*Carey A. Barnes*  
 Carey A. Barnes

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.  
*William A. Cummings*  
 BY *William A. Cummings*  
 William A. Cummings  
 AS *W. A. Cummings*

**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.

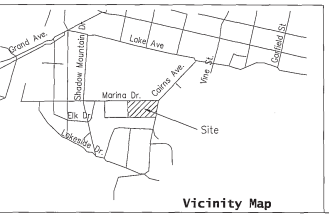
**NOTICE:**  
 Public notice is hereby given that acceptance of this planned development by the Town of Grand Lake does not constitute an acceptance of the roads and rights-of-way reflected hereon for maintenance by said town, until such roads and rights-of-way meet town road specifications and are specifically accepted by this town by recording with the clerk of this town an official "acceptance", the maintenance, construction, and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land embraced within 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.

**PLANNING COMMISSION CERTIFICATE**  
 Approved this 12 day of NOVEMBER, 2008, by Town Planning Commission, Grand Lake, Colorado.  
*[Signature]*  
 Vice Chairman

**TOWN BOARD OF TRUSTEES CERTIFICATE**  
 Approved this 12 day of NOVEMBER, 2008, by the Board of Trustees, Grand Lake, Colorado. This approval does not guarantee that the site 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: *Randa Kolinska*  
 Randa Kolinska  
 Town Clerk

**CLERK'S CERTIFICATE**  
 STATE OF COLORADO )  
 TOWN OF GRAND LAKE )  
 I hereby certify that this instrument was filed in my Office at 2:42 o'clock P.M., December 16, 2008, A.D., and is duly recorded.  
*Randa Kolinska*  
 Town Clerk

**BASIS OF BEARING:** The South boundary of Parcel 3, between the SE cor. (#4 rebar and Alum Cap #6503) and the SW cor. of Parcel 2 (#4 Rebar) Bears N89°48'35.2"E per Daven Haven Subdivision Plat.



STATE OF COLORADO )  
 COUNTY OF GRAND )  
 The foregoing instrument was acknowledged before me this 11 day of December, 2008, by Gregory A. and Carey A. Barnes, owners, Daven Haven Cottages.

Witness my hand and official seal.  
 My Commission Expires: 5/9/12  
*[Signature]*  
 Notary Public

The foregoing instrument was acknowledged before me this 9 day of December, 2008, by William A. Cummings 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: 7/10/2011  
*[Signature]*  
 Notary Public

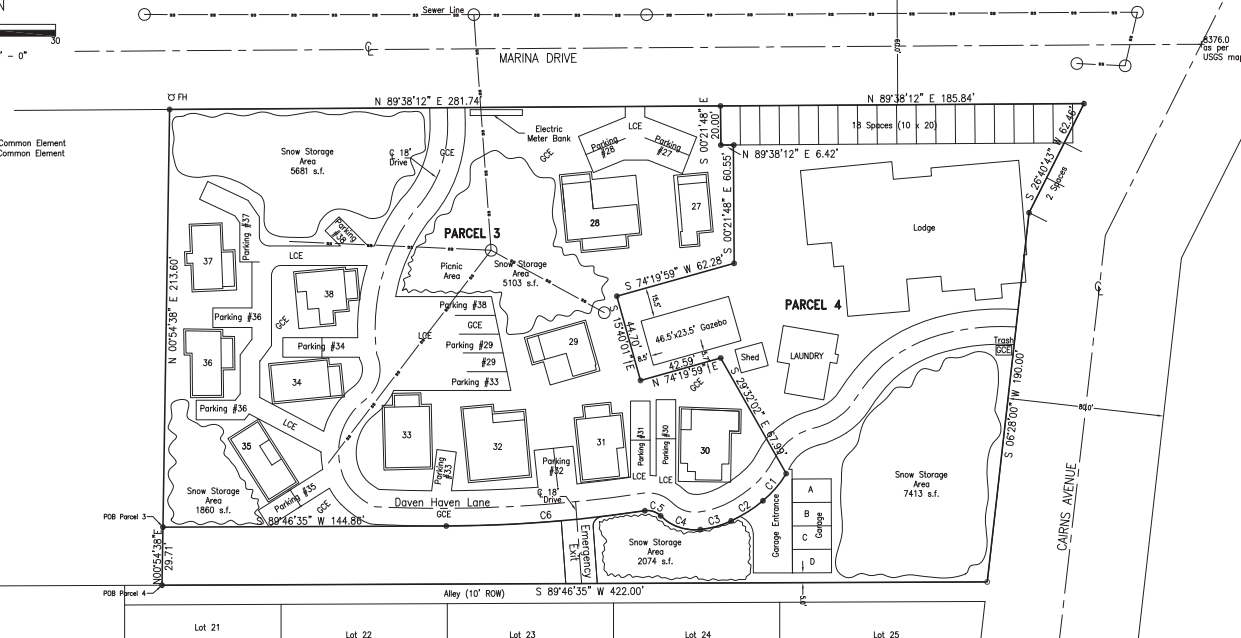
STATE OF COLORADO ) 88  
 County of GRAND )  
 Filed for record this 17  
 day of December, 2008  
 at 4:45 o'clock P.M.  
*[Signature]*  
 Notary Public

2008011705

# Redevelopment of DAVEN HAVEN CABINS FINAL PLAT 2nd AMENDMENT to the Development formerly known as DAVEN HAVEN COTTAGES as described in Grand County Rec. No. 2002-007245, recorded at Reception 2012002995 of the Clerk and Recorder of Grand County, Colorado

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

LEGEND  
GCE General Common Element  
LCE Limited Common Element



| CURVE | RADIUS | DELTA     | ARC    | TANGENT | CHORD      | CHORD  |
|-------|--------|-----------|--------|---------|------------|--------|
| C1    | 55.69  | 18°29'38" | 18.39  | 9.28    | 54041'19"W | 18.31  |
| C2    | 74.58  | 14°46'54" | 15.24  | 9.61    | 57204'12"E | 15.19  |
| C3    | 50.43  | 18°37'43" | 16.40  | 8.21    | 57416'53"W | 16.32  |
| C4    | 25.11  | 36°48'56" | 22.27  | 11.83   | 37059'47"E | 21.55  |
| C5    | 9.47   | 52°57'46" | 8.75   | 4.75    | 57204'12"E | 8.45   |
| C6    | 701.50 | 0°19'40"  | 151.96 | 51.07   | 58536'45"W | 151.87 |

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 existing structure. Outer line around each cabin is the outer boundary of its entire footprint; this exterior-most line of each unit is the "Unit" boundary.

NOTICE: Public notice is hereby given that acceptance of this planned development by the Town of Grand Lake does not constitute an acceptance of the roads and rights-of-way reflected herein for maintenance by said town. Until such roads and rights-of-way meet town road specifications and are specifically accepted by this town by meeting with the clerk of this town on official "acceptance", the maintenance, construction, and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land embraced within 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 therefor to town standards.

**SURVEYOR CERTIFICATE**  
I Lindell Lee Catlett, a duly registered land surveyor in the State of Colorado do hereby certify that this Planned Development of Daven Haven Cottages, The Town of Grand Lake, truly and correctly represents the results of a survey made by me or under my direct supervision, and said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statute, and that monuments have been placed on the ground.

LINDELL LEE CATLETT #6503 DATE \_\_\_\_\_  
2559 S Independence St  
Littlewood, CO 80127  
(303)985-7761

**PLANNING COMMISSION CERTIFICATE**  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2002, by Town Planning Commission, Grand Lake, Colorado.  
Chairman \_\_\_\_\_

**TOWN BOARD OF TRUSTEES CERTIFICATE**  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2002, 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., \_\_\_\_\_, 2002, A.D., and is duly recorded.  
Town Clerk

**BASIS OF BEARINGS:** The South boundary of Parcel 3, between the SE cor (1/4 rebar and Alum Cap #6503) and the SW cor of Parcel 2 (1/4 Rebar) Bears N89°46'35.2"E per Daven Haven Subdivision Plat.

**DEDICATION KNOW ALL MEN BY THESE PRESENTS:** That Gregory A. & Corey 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 in Lot 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 3137.88 feet,  
Thence N89°46'35"E along the South boundary of Tract "B" 369.09 feet to the True Point of Beginning;  
Thence N00°54'38"E a distance of 29.71 feet to the POINT OF BEGINNING;  
Thence N07°54'38"E a distance of 213.60 feet;  
Thence N89°38'12"E a distance of 281.74 feet;  
Thence S00°21'48"E a distance of 20.00 feet;  
Thence N89°38'12"E a distance of 6.42 feet;  
Thence S00°21'48"E a distance of 60.55 feet;  
Thence S74°19'59"W a distance of 62.28 feet;  
Thence S15°40'01"E a distance of 44.70 feet;  
Thence N74°19'59"E a distance of 42.59 feet;  
Thence S29°32'02"E non-tangent with 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 55.49 feet, a chord bearing of S40°41'19"W a distance of 18.31 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 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 52°57'46", a radius of 25.11 feet, a chord bearing of N70°59'47"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"W a distance of 8.45 feet, and an arc distance of 8.75 feet;  
Thence along the arc of a curve to the right, tangent with the last described curve, having a central angle of 8°18'59"38", 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.  
Containing 601.2 square feet, (1.380 Acres), more or less.

Parcel 4  
A parcel of land in Lot 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 3137.88 feet,  
Thence N89°46'35"E along the South boundary of Tract "B" 369.09 feet to the True Point of Beginning;  
Thence N00°54'38"E a distance of 29.71 feet;  
Thence N89°46'35"E tangent with the following described curve, a distance of 144.86 feet;  
Thence along the arc of a curve to the left, having a central angle of 8°18'59"38", a radius of 701.50 feet, a chord bearing of N85°36'45"E a distance of 101.87 feet, and an arc distance of 101.96 feet;  
Thence along the arc of a curve to the right, tangent with the last described curve, having a central angle of 52°57'46", a radius of 9.47 feet, a chord bearing of S72°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 18°37'43", a radius of 50.43 feet, a chord bearing of N74°16'53"E 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 14°46'54", a radius of 74.58 feet, a chord bearing of N57°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 left, tangent with the last described curve, having a central angle of 18°59'38", a radius of 55.49 feet, a chord bearing of N40°41'19"E a distance of 18.31 feet, and an arc distance of 18.39 feet;  
Thence N29°32'02"E non-tangent with the last described curve a distance of 67.99 feet;  
Thence S74°19'59"E a distance of 42.59 feet;  
Thence N74°19'59"E a distance of 62.28 feet;  
Thence N89°38'12"E a distance of 281.74 feet to the west line of Collins Avenue;  
Thence S29°46'35"E a distance of 62.46 feet;  
Thence S06°28'00"W a distance of 190.00 feet;  
Thence S89°46'35"W a distance of 422.00 feet to the POINT OF BEGINNING.  
Containing 462.68 square feet, (1.062 Acres), more or less.

**OWNERS' CERTIFICATE:** We, Gregory A. and Corey A. Barnes, as owners of the above described property do hereby plot this parcel, which shall be known as Daven Haven Cottages, and do further represent that this plot represents a true and accurate division of this property.

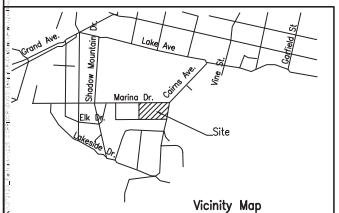
ATTEST: \_\_\_\_\_  
Gregory A. Barnes

\_\_\_\_\_  
Corey A. Barnes

STATE OF COLORADO )  
COUNTY OF GRAND )  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2011 by Gregory A. and Corey A. Barnes, owners, Daven Haven Cottages.

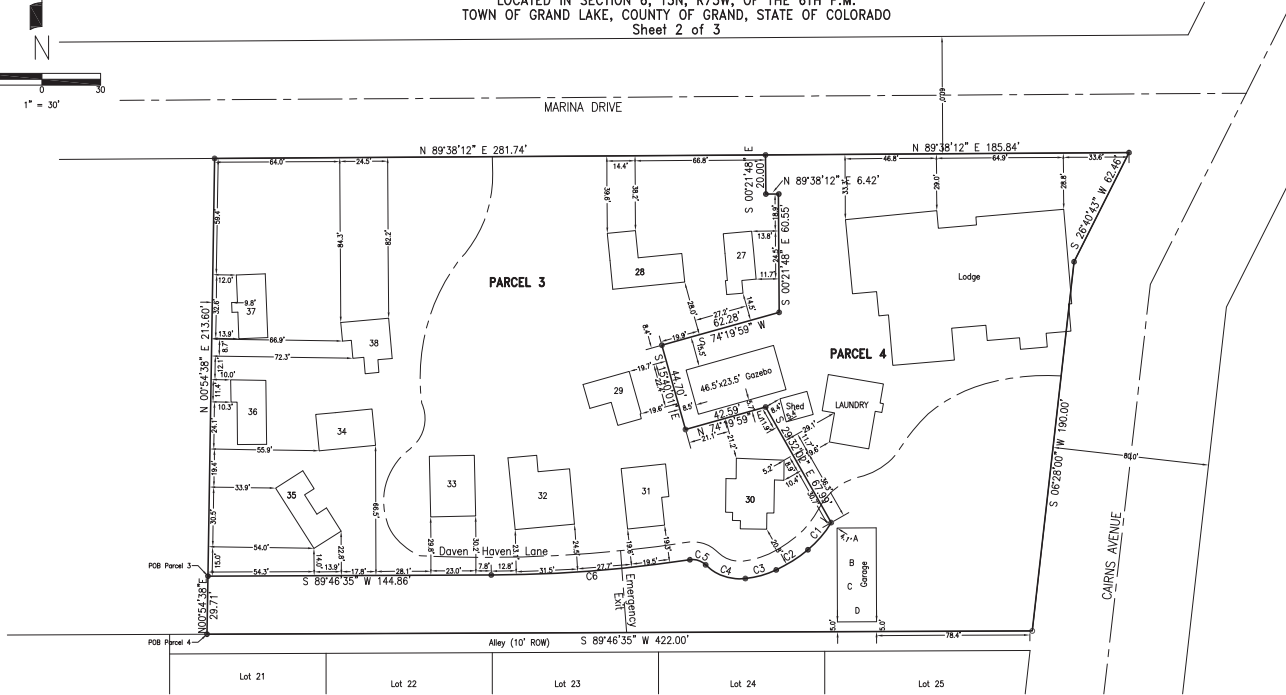
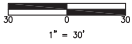
Witness my hand and official seal.  
My Commission Expires: \_\_\_\_\_  
Seal  
Notary Public

Date: \_\_\_\_\_



# Redevelopment of DAVEN HAVEN CABINS FINAL PLAT 2nd AMENDMENT to the Development formerly known as DAVEN HAVEN COTTAGES as described in Grand County Rec. No. 2002-007245, recorded at Reception 2012002995 of the Clerk and Recorder of Grand County, Colorado

LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M.  
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO  
Sheet 2 of 3



All numbers except parking spaces and dates are in square feet:

| PARCEL 3  | From April 20, 2012<br>Rec. #2012002995 | November 2012<br>Corrected figures<br>by category |
|---|---|---|
| Total of Foot Prints and Common Area                      | 60,121.0                                | 60,121.0  |
| Snow Storage  | 12,644.0                                | 12,644.0  |
| Foot Prints of Units                                      | 10,627.69                               | 10,541.15   |
| Common Area/Open Space                                    | 49,493.31                               | 49,579.85   |
| Common area less snow storage                             | 36,849.31                               | 36,935.85   |
| Parking spaces dedicated for Parcel 3: 24 (two per cabin) |   |   |

| PARCEL 4  | From April 20, 2012<br>Rec. #2012002995 | November 2012<br>Corrected figures<br>by category |
|---|---|---|
| TOTAL   | 46,268.0                                | 46,268.0  |
| Lodge   | 6,926.76                                | 6,926.76  |
| Snow storage                                    | 9,487.0                                 | 9,487.0   |
| Gazebo  | 1,092.75                                | 1,092.75  |
| Laundry   | 790.4                                   | 790.4   |
| Shed  | 176.1                                   | 176.1   |
| Parking for Lodge                               | 3,600.0                                 | 3,600.0   |
| Parking spaces dedicated for Lodge Parcel 4: 20 |   |   |

No changes were made to Parcel 4 and the square footage increased on the common area in Parcel 3 by 86.54 square feet

**History of the Daven Haven plots**

The first plot for Daven Haven was recorded on July 16, 2002, at Reception #200207245 as two pages with the title Daven Haven Cottages Final Plat. It set forth the footprints of each cabin in Parcel 3 as well as the Lodge in Parcel 4. It also showed five Future Townhome Sites and Garage spaces A through N.

It is customary in Grand Lake to record an As Built Plat. The As Built Plat Daven Haven Cottages was recorded on May 13, 2005 as three pages at Reception # 200504886. This added the elevations for each cabin in Parcel 3 as well as for the gazebo, laundry building 39 and the existing garages and it added elevations for the Lodge in Parcel 4.

In 2008, the Owners decided to eliminate the Future Building Sites so the single page plat known as 1st Amendment to the Final Plat of Daven Haven Cottages as described in Grand County Rec. No. 2002-007245 was recorded on December 17, 2008 at Reception # 2008011705. In the NW corner, Future Townhome Sites 1, 2 and 3 with their designated parking sites were shown as blank space, and in the SE corner, Future Townhome Sites 4 and 5 with their parking sites became labeled as Snow Storage Area 3205.49 s.f.

In 2012, the Owners re-drew the boundary of Parcel 4 to include the gazebo, the laundry building 39 and the garage space A through N and the snow storage area in the SE corner; they deleted the actual garage spaces. The Owners also chose to re-name the Planned Development "Daven Haven Cabins..." and to re-name Cottage Drive "Daven Haven Lane".

On April 20, 2012, a two page plat was recorded at Rec. No. 2012-002995 with this title: Daven Haven Cabins Final Plat 2nd Amendment to the Development formerly known as Daven Haven Cottages as described in Grand County Rec. No. 2002-007245.

These parties signed on page one: Town of Grand Lake Planning Commission and Board of Trustees, Surveyor, Owner and Lender. Page two showed dimensions for Cabins and their footprints; the footprints are larger than the Cabins as they are built (refer to As Built plat above).

Enlarging the boundary of Parcel 4 made Parcel 3 smaller. Snow storage areas changed, two parking spaces were designated for each of the 12 cabins (which are referred to as Cabins 27 through 36) and an emergency exit on the south side was labeled; that exit crosses Parcel 4 whereas on earlier plats that area had been a portion of Parcel 3.

After that plat was recorded on April 20, 2012, the Grand County Assessor's office requested for the footprints to be tied to actual locations. When the surveyor added those ties, he discovered the need for some corrections in dimensions and those scrivener errors were corrected on this three page plat.

Page 1 of 3 shows the revised boundaries of Parcels 3 and 4 with parking spaces and snow storage as approved by the Town of Grand Lake on the plat recorded April 20, 2012.

Page 2 of 3 shows the ties. It also shows the number of parking spaces and a table with total square footages and square footage of Footprints, Snow Storage and Common Area/Open Space, which have changed since those tables were printed on the plats recorded in 2002 and in 2005.

Page 3 of 3 shows dimensions of the Cabins and Footprints. The Building Data table shows the corrected Total Footprint Square Footages compared with those shown on the April 20, 2012 plat.

This plat meets the requirements of Redevelopment Procedure in Section 12-9-8 of the Land Use Regulations for the Town of Grand Lake and is named Redevelopment of Daven Haven Cabins Final Plat 2nd Amendment to the Development formerly known as Daven Haven Cottages as described in Grand County Reception No. 200207245, recorded at Reception No. 2012002995.

NOTE: All ties to Cabins are right angle to Property Lines

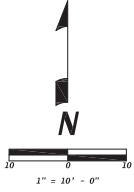
**SURVEYOR CERTIFICATE**  
I, Lindell Lee Catlett, a duly registered land surveyor in the State of Colorado do hereby certify that this Planned Development of Daven Haven Cabins Final Plat 2nd Amendment, The Town of Grand Lake, truly and correctly represents the results of a survey made by me or under my direct supervision, and said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statute, and that monuments have been placed on the ground.

LINDELL LEE CATLETT #6503 DATE \_\_\_\_\_  
2559 S. Independence St.  
Lakewood, CO 80227  
(303)985-7761

Town of Grand Lake  
Date: \_\_\_\_\_

Redevelopment of DAVEN HAVEN CABINS FINAL PLAT 2nd AMENDMENT to the Development formerly known as DAVEN HAVEN COTTAGES as described in Grand County Rec. No. 2002-007245, recorded at Reception 2012002995 of the Clerk and Recorder of Grand County, Colorado

LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M.  
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO  
Sheet 3 of 3



**BUILDING DATA**

| Unit         | From April 1, 2012 |                  | November, 2012 |                  |
|--------------|--------------------|------------------|----------------|------------------|
|              | #2012002995        | Corrected        | Total          | Total            |
|              | Footprint sF       |                  | Footprint sF   |                  |
| Unit 27      |                    | 606.26           |                | 612.36           |
| Unit 28      |                    | 1407.70          |                | 1254.42          |
| Unit 29      |                    | 801.76           |                | 803.10           |
| Unit 30      |                    | 1072.30          |                | 1063.96          |
| Unit 31      |                    | 907.55           |                | 909.12           |
| Unit 32      |                    | 1203.80          |                | 1202.80          |
| Unit 33      |                    | 914.50           |                | 916.25           |
| Unit 34      |                    | 741.24           |                | 740.40           |
| Unit 35      |                    | 710.88           |                | 711.99           |
| Unit 36      |                    | 732.29           |                | 735.91           |
| Unit 37      |                    | 706.04           |                | 726.91           |
| Unit 38      |                    | 824.37           |                | 863.93           |
| <b>Total</b> |                    | <b>10,627.69</b> |                | <b>10,541.15</b> |

Lodge sF = 6926.76 (unchanged)

# Correction Plat to Daven Haven Cottages Final Plat as described in Grand County Rec. #2002-007245; and As Built Plat Daven Haven Cottages as described in Grand County Rec. #2005-004886; and 1st Amendment to the Final Plat of Daven Haven Cottages as described in Grand County Rec. #2008-011705; and Daven Haven Cabins Final Plat 2nd Amendment to the Development formally known as Daven Haven Cottages as described in Grand County Rec. #2012-002995

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

**LEGAL DESCRIPTION**

**Parcel 3**

A parcel of land in Lot 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 137.88 feet;  
Thence N89°46'35"E along the South boundary of Tract "B" 369.09 feet;  
Thence N00°54'38"E a distance of 29.71 feet to the POINT OF BEGINNING;  
Thence N00°54'38"E a distance of 213.60 feet;  
Thence N89°38'12"E a distance of 281.74 feet;  
Thence S02°21'48"E a distance of 20.00 feet;  
Thence N89°38'12"E a distance of 6.42 feet;  
Thence S02°21'48"E a distance of 60.55 feet;  
Thence S74°19'59"W a distance of 62.28 feet;  
Thence S15°40'01"E a distance of 44.70 feet;  
Thence N74°19'59"E a distance of 42.59 feet;  
Thence S29°32'02"E non-tangent with 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 55.49 feet, a chord bearing of S4°41'19"W a distance of 18.31 feet, and an arc distance of 15.39 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°54'55"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 25.11 feet, a chord bearing of N70°59'47"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"W a distance of 8.45 feet, and an arc distance of 8.75 feet;  
Thence along the arc of a curve to 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 S88°34'53"W a distance of 101.87 feet, and an arc distance of 101.88 feet;  
Thence S89°46'35"W tangent with the last described curve a distance of 144.86 feet to the POINT OF BEGINNING.  
Containing 60121 square feet, (1.380 Acres), more or less.

**Parcel 4**

A parcel of land in Lot 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 137.88 feet;  
Thence N89°46'35"E along the South boundary of Tract "B" 369.09 feet to the True Point of Beginning;  
Thence N00°54'38"E a distance of 29.71 feet;  
Thence N89°46'35"E tangent with the following described curve, a distance of 144.86 feet;  
Thence along the arc of a curve to the left, having a central angle of 8°19'40", a radius of 701.50 feet, a chord bearing of N85°36'45"E a distance of 101.87 feet, and an arc distance of 101.96 feet;  
Thence along the arc of a curve to the right, tangent with the last described curve, having a central angle of 52°57'46", a radius of 9.47 feet, a chord bearing of S72°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 of 25.11 feet, a chord 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 chord bearing of N74°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 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°54'55"W a distance of 19.19 feet, and an arc distance of 19.24 feet;  
Thence along the arc of a curve to the left, tangent with the last described curve, having a central angle of 18°59'38", a radius of 55.49 feet, a chord bearing of N47°11'19"E a distance of 18.31 feet, and an arc distance of 18.39 feet;  
Thence N02°32'02"W non-tangent with the last described curve a distance of 67.99 feet;  
Thence S74°19'59"W a distance of 42.59 feet;  
Thence N15°40'01"W a distance of 44.70 feet;  
Thence N74°19'59"E a distance of 62.28 feet;  
Thence N00°21'48"W a distance of 60.55 feet;  
Thence S89°31'21"W a distance of 6.42 feet;  
Thence N00°21'48"W a distance of 20.00 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;  
Thence S06°28'00"W a distance of 190.00 feet;  
Thence N89°46'35"W a distance of 422.00 feet to the POINT OF BEGINNING.  
Containing 46268 square feet, (1.062 Acres), more or less.

OWNERS' CERTIFICATE: We, Gregory A. and Carey A. Barnes, as owners of the above described property do hereby plot this parcel, which shall be known as Daven Haven Cabins, and do further represent that this plot represents a true and accurate division of this property.

ATTEST:  
Gregory A. Barnes  
Carey A. Barnes

STATE OF COLORADO }  
COUNTY OF GRAND }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by Gregory A. and Carey A. Barnes, owners, Daven Haven Cottages.

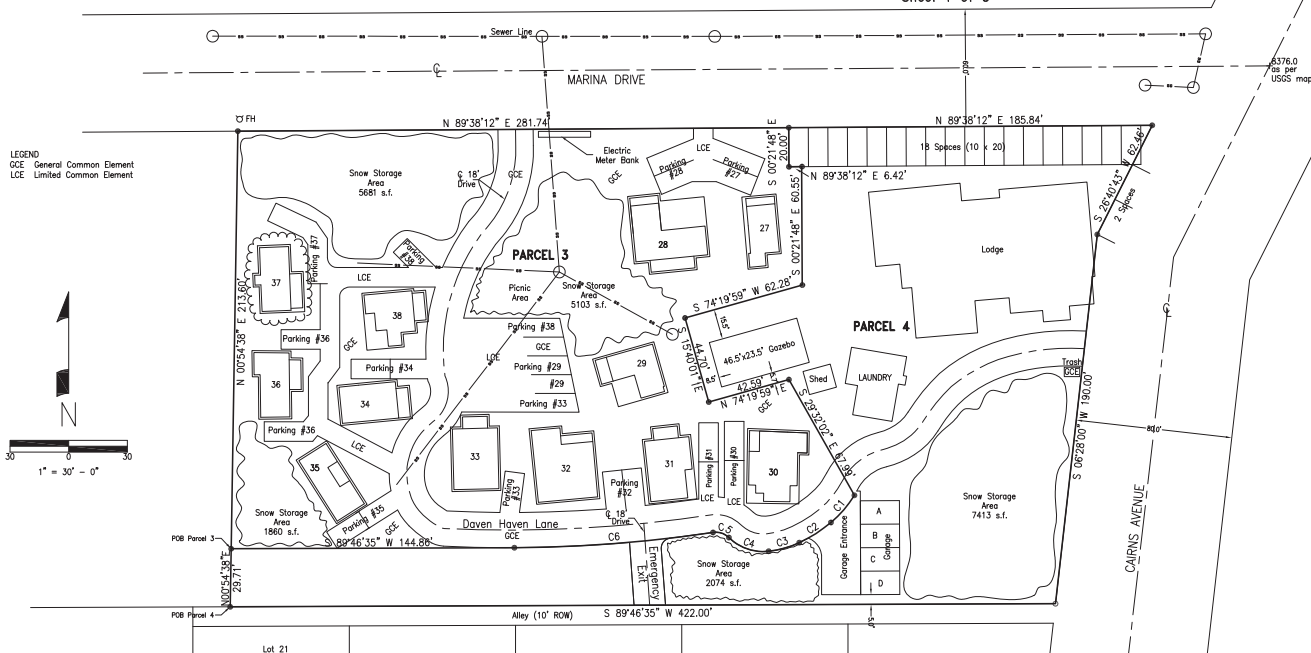
Witness my hand and official seal.  
My Commission Expires: \_\_\_\_\_  
Seal  
Notary Public

OWNERS' CERTIFICATE: I, Christopher Mandell, as owner Cabin 29 within the above described property do hereby plot this parcel, which shall be known as Daven Haven Cabins, and do further represent that this plot represents a true and accurate division of this property.

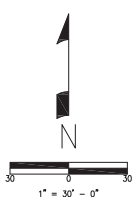
ATTEST:  
Christopher Mandell  
STATE OF COLORADO }  
COUNTY OF GRAND }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by Christopher Mandell, owner Cabin 29, Daven Haven Cottages.

Witness my hand and official seal.  
My Commission Expires: \_\_\_\_\_  
Seal  
Notary Public



LEGEND  
GCE General Common Element  
LCE Limited Common Element

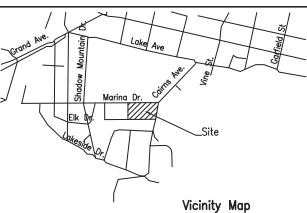


NOTES:  
1) A perpetual, nonexclusive easement over, across, and under the property is hereby established for the installation and maintenance of public utilities including but not limited to electricity, natural gas, water, sewer, cable television and telephone. This easement is for the benefit of all providers of such services but shall be subordinate to planned or existing improvements.  
2) Inner line around the shape of each cabin represents the existing structure. Outer line around each cabin is the outer boundary of its entire footprint; this exterior-most line of each unit is the "Unit" boundary.

| CURVE | RADIUS | DELTA     | ARC    | TANGENT | CHORD     | BEARING   | CHORD  |
|-------|--------|-----------|--------|---------|-----------|-----------|--------|
| C1    | 55.49  | 18°59'38" | 18.39  | 9.28    | 54941.19" | N 81°31'  | 18.31  |
| C2    | 74.58  | 14°46'54" | 19.24  | 9.67    | 55758.50" | N 81°31'  | 19.19  |
| C3    | 50.43  | 18°37'43" | 16.40  | 8.21    | 57416.53" | N 81°31'  | 16.39  |
| C4    | 25.11  | 50°48'56" | 22.27  | 11.93   | 37099.47" | N 21°55'  | 21.57  |
| C5    | 9.47   | 52°57'46" | 8.75   | 4.22    | 37294.01" | N 74°16'  | 8.45   |
| C6    | 701.50 | 8°19'40"  | 101.96 | 51.07   | 58538.46" | N 101°87' | 101.87 |

NOTICE: Public notice is hereby given that acceptance of this planned development by the Town of Grand Lake does not constitute an acceptance of the roads and rights-of-way reflected herein for maintenance by said town. Until such roads and rights-of-way meet town road specifications and are specifically accepted by the town by meeting with the clerk of this town on official "acceptance", the maintenance, construction, and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land embraced within 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.

SURVEYOR CERTIFICATE  
I, Lindell Lee Catlett, a duly registered land surveyor in the State of Colorado do hereby certify that this Correction Plat truly and correctly represents the results of a survey made by me or under my direct supervision, and said plot complies with the requirements of Title 38, Article 51, Colorado Revised Statute, and that monuments have been placed on the ground.



LINDELL LEE CATLETT #6503  
2550 S Independence St  
Lakewood, CO 80227  
(303)985-7761

DATE \_\_\_\_\_

PLANNING COMMISSION CERTIFICATE  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by Town Planning Commission, Grand Lake, Colorado.  
Chairman \_\_\_\_\_

TOWN BOARD OF TRUSTEES CERTIFICATE  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012, 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 plot 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 of \_\_\_\_\_ o'clock \_\_\_\_\_, 2012, A.D., and is duly recorded.

Town Clerk \_\_\_\_\_

BASIS OF BEARING: The South boundary of Parcel 3, between the SE cor (#4 Rebar) and Alum Cap #6503) and the SW cor of Parcel 2 (#4 Rebar) Bears N89°46'35.2"E per Daven Haven Subdivision Plat.

OWNERS' CERTIFICATE: We, Jim McComb and Karm McComb, as owners Cabin 31 within the above described property do hereby plot this parcel, which shall be known as Daven Haven Cabins, and do further represent that this plot represents a true and accurate division of this property.

ATTEST:  
Jim McComb  
Karm McComb

STATE OF COLORADO }  
COUNTY OF GRAND }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by Jim McComb and Karm McComb, owners Cabin 31, Daven Haven Cottages.

Witness my hand and official seal.  
My Commission Expires: \_\_\_\_\_  
Seal  
Notary Public

OWNERS' CERTIFICATE: I, Christopher Mandell, as owner Cabin 29 within the above described property do hereby plot this parcel, which shall be known as Daven Haven Cabins, and do further represent that this plot represents a true and accurate division of this property.

ATTEST:  
Christopher Mandell

STATE OF COLORADO }  
COUNTY OF GRAND }

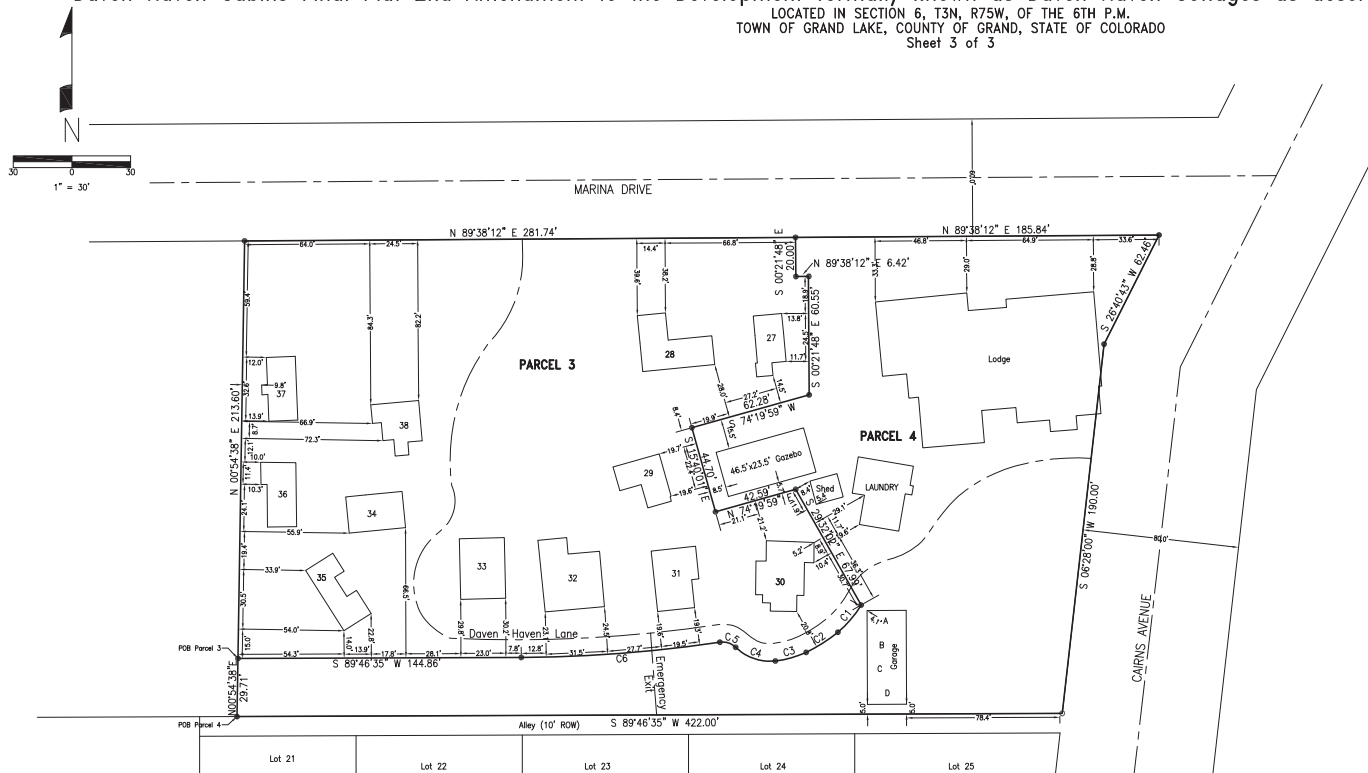
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by Christopher Mandell, owner Cabin 29, Daven Haven Cottages.

Witness my hand and official seal.  
My Commission Expires: \_\_\_\_\_  
Seal  
Notary Public



**Correction Plat to**  
**Daven Haven Cottages Final Plat as described in Grand County Rec. #2002-007245; and**  
**As Built Plat Daven Haven Cottages as described in Grand County Rec. #2005-004886; and**  
**1st Amendment to the Final Plat of Daven Haven Cottages as described in Grand County Rec. #2008-011705; and**  
**Daven Haven Cabins Final Plat 2nd Amendment to the Development formally known as Daven Haven Cottages as described in Grand County Rec. #2012-002995**

LOCATED IN SECTION 6, T3N, R75W, OF THE 6TH P.M.  
 TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO  
 Sheet 3 of 3



NOTE: All ties to Cabins are right angle to Property Lines

| CURVE | RADIUS  | DELTA     | ARC     | TANGENT | BEARING     | CHORD   |
|-------|---------|-----------|---------|---------|-------------|---------|
| C1    | 55.69'  | 19°29'50" | 18.39'  | 9.28'   | S49°41'10"W | 18.31'  |
| C2    | 74.58'  | 14°48'54" | 19.24'  | 9.67'   | S37°34'50"W | 19.18'  |
| C3    | 50.43'  | 18°33'43" | 16.40'  | 8.27'   | S74°18'53"W | 16.32'  |
| C4    | 25.11'  | 50°48'58" | 22.27'  | 11.88'  | S72°59'43"W | 21.55'  |
| C5    | 9.47'   | 52°53'26" | 5.75'   | 4.73'   | S72°04'12"W | 8.45'   |
| C6    | 701.30' | 6°19'40"  | 101.96' | 51.07'  | S89°38'40"W | 101.87' |

10/14/2014 10:45:00 AM C:\Users\jgarcia\Documents\2014\2014-07-14\2014-07-14.dwg

DEDICATION
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 PM, 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;

LEGAL DESCRIPTION Parcel 4
A parcel of land located in Lot 9, Section 6, T3N, R75W of the 6th PM, 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;

LEGAL DESCRIPTION Parcel 5
A parcel of land located in Lot 9, Section 6, T3N, R75W of the 6th PM, 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;

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.

ATTEST:
Gregory A. Barnes
Carey A. Barnes

STATE OF COLORADO
COUNTY OF GRAND
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2023 by Gregory A. and Carey A. Barnes, owners, Daven Haven Cottages.

Notary Public
STATE OF \_\_\_\_\_
COUNTY OF \_\_\_\_\_
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.

Notary Public
STATE OF \_\_\_\_\_
COUNTY OF \_\_\_\_\_
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.

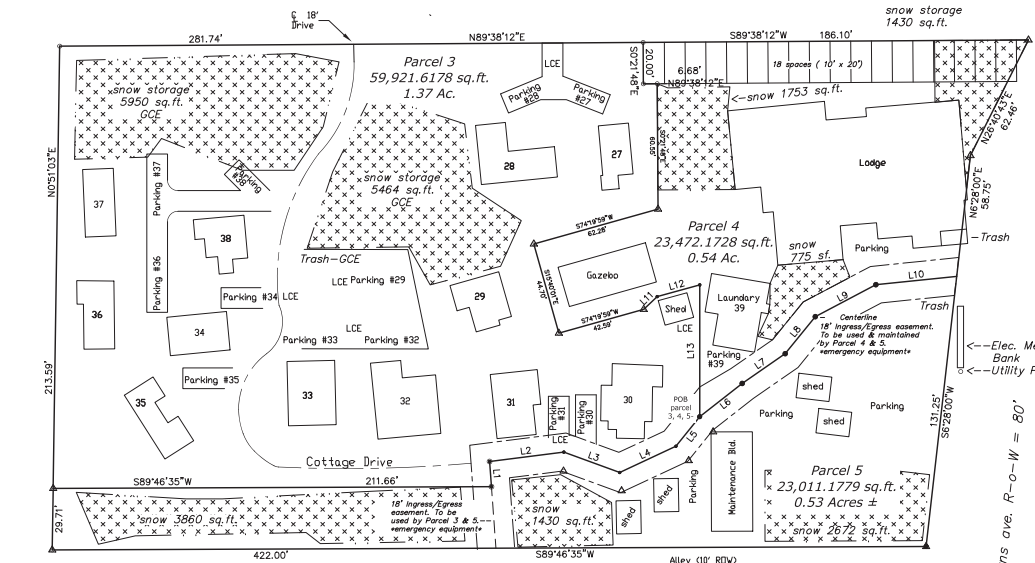
Notary Public
STATE OF \_\_\_\_\_
COUNTY OF \_\_\_\_\_
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_ by the Northern Trust Bank of Florida, Trustee for the Robert L. Shaw IRA Rollover Trust, Dated February 11, 1993, for the Benefit of Robert L. Shaw, Lienholder, Daven Haven Cottages.

Notary Public
STATE OF \_\_\_\_\_
COUNTY OF \_\_\_\_\_
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.

Notary Public
STATE OF \_\_\_\_\_
COUNTY OF \_\_\_\_\_
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.

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'



- 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 hereon.

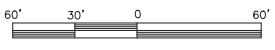
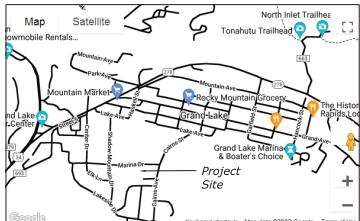
LAND USE TABLE
Table with columns: DESCRIPTION, AREA (sq. ft.), AREA (Acres), LAND USE, %DF Total



Line Table
Table with columns: Line, Bearing, Distance

- LEGEND
- Found #5 rbar 1.5" AL.cop
- 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:
I, Thomas Arthur Cary, being a duly licensed professional land surveyor in the State of Colorado, do hereby certify that this plat and survey of 3rd Amended 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.



SCALE: 1" = 30'
PDF drawing, scale may be distorted.
Scaled original drawing = 24" x 36"
any other printed size will not match

This plat was accepted for filing in the office of the Clerk and Recorder of Grand County, Colorado, on this \_\_\_ day of \_\_\_\_\_, 2022.

Cary Enterprise-B
Thomas A. Cary
305 OCR 1933
PO Box 122
Kremmling, Colorado 80459
1.976.724.2912 / 970.509.0185

Field Work: 22 July 2022
Drawing: 4 August, 2022
Rec: 17 December 2022
MSCAD 2022 Sheet 1 of 1
PLS 25934 Scale 1" = 30'
Losehnewse@gmail.com

County Clerk

