RECEPTION#: 704944, 07/27/2018 at 12:12:13 PM, 1 OF 1, R \$10.00 TERI A. STEPHENSON, DELTA COUNTY, CO CLERK AND RECORDER PLAT BK PG



Town of Paonia, County of Delta, State of Colorado. Has by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name of RIVERBANK NEICHBORHOOD MINOR SUBDIVISION #2, and shall dedicate grant and convey to the Town of Paonia, State of Colorado for the use of the public Streets hereon shown as each sub-phase occurs. Also the utility easements shall be dedicated as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, domestic water lines and telephone lines, as each sub-phase occurs. Dedicated easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns for the purposes therein stated together with the right to trim or remove interfering trees and brush. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easement for Town, and Riverbank Neighborhood Minor Sudivision #2 Homeowners' Association and public	٢	Fiver: thence along said centerline the following eight (8) counses: (1) S63/03/58 [®] , 107.13 feet; (2) thence s.81/37/06 [®] , 50.18 feet; (3) thence S.57/39'09 [®] , 28.64 feet; (4) thence S.53/16'09 [®] , 30.58 feet; (5) thence S.49'05'39 [®] , 30.46 feet; (5) thence S.57/04'45 [®] , 76.61 feet; (7) thence S.57/51'04 [®] , 84.74 feet; (8) thence S.49'05'39 [®] , 78.31 feet; thence leaving said centerline N.42'07'53 [®] , 43.11 feet (monumented by a 2 ^m aluminum cap PLS25972); thence S.57/51'04 [®] , 84.74 feet; (8) thence S.49'05'39 [®] , 33.34'58 [®] , 53.96 feet (monumented by a 2 ^m aluminum cap PLS25972); thence N.33'34'58 [®] , 53.96 feet (monumented by a 2 ^m aluminum cap PLS25972); thence N.33'34'58 [®] , 53.96 feet (monumented by a 2 ^m aluminum cap PLS25972); thence N.33'35'38 [®] , 190.61 feet (monumented by a 2 ^m aluminum cap PLS25972); thence N.33'35'38 [®] , 190.61 feet (monumented by a 2 ^m aluminum cap PLS25972); thence N.54'35'58 [®] , 190.61 feet (monumented by a 2 ^m aluminum cap PLS25972); thence N.54'35'58 [®] , 190.61 feet (monumented by a 2 ^m aluminum cap PLS25972); thence N.54'35'58 [®] , 190.61 feet (monumented by a 2 ^m aluminum cap PLS25972); thence N.54'35'58 [®] , 190.61 feet (monumented by a 2 ^m aluminum cap PLS25972); thence leaving said northerly right of may fine N.57'16'02 [®] , 54.23 feet (monumented by a 2 ^m aluminum cap PLS25972); thence N.09'32'39 [®] , 190.61 feet (monumented by a 2 ^m aluminum cap PLS25972); thence N.09'32'39 [®] , 190.61 for and muture cap PLS25972); thence N.55'10'6'2 [®] , 55'10'6'2 [®] , 55'10'6'2 [®] , 54.23 feet (monumented by a 2 ^m aluminum cap PLS25972); thence N.09'32'39 [®] , 10 and muture cap PLS25972); thence N.09'32'39 [®] , 10 and muture cap PLS25972); thence N.55'10'6'2 ^m , 55'10'6'2 ^m , 55'10'6'2 ^m , 56'10 ^m , 56'10'6 ^m ,	CERTIFICATE OF DEDICATION AND OWNERSHIP: KNOW ALL MEN BY THESE PRESENTS that the undersigned Old
N 772-53-57 F RATE HOROSTICK HUB	Conflicts include, but are not limited to: trespass; harassment of livestock and livestock losses due to free roaming dogs; trespass by livestock, livestock on highways, county, municipal and private roads; leaving gates open; thence maintenance; harvesting transportation of agricultural and silvicultural crops; agricultural and private roads; leaving gates open; thence animals; weed, pets and predator control. Each purchaser of a lot in this subdivision shall be aware that the Riverbank Neighborhood P.U.D. is adjacent to a foundry and the owners of the lots shall not challenge the currently existing legal use of Foundry operations.	Insse with an under sensitivity may perceive such activities, sounds, and smells only as inconvenence, eyesore, noise, and odor. However, State law and municipal policy provide that ranching, farming or other agricultural activities and operations within the Town of Paonia and surrounding Delta County shall not be considered to be nuisances so long as perated in conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, adors, lights, mud, dust, smoke, chemicals, machinery on public roads, a livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides, and one or more of which may naturally occur as part of legal and non-negligent agricultural operations. In addition, all owners of land, whether agricultural business, farm, ranch or residents, have obligations under State Law and municipal regulation with regard to the maintenance of fences, livestock must be fenced out (open range). Irrigators have the night to maintenance of resources of the property wisely (water, soil, animals, plants, ar, segurates). Residents and landowners are encouraged to learn about these rights and responsibilities and act ag good neighbors and citizens of the Town.	RIVERBANK NEIGHBORHOOD MINOR SUBDIVISION #2 WITHIN SEC. 31, T.13S., R.91W., 6TH P.M. & WITHIN SEC. 6, T.14S., R.91W., 6TH P.M. TOWN OF PAONIA, DELTA COUNTY, COLORADO
₩ ³ 90°45, 15, 105, 15, 100, 100, 100, 100, 100,			