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

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS that the undersigned Old World, LLC, being the owner(s) of certain lands in the Town of Paonia, Colorado, to wit:

Lot 1 of the Riverbank Neighborhood Minor Subdivision.

A parcel of land located within E1/2 of the SW1/4 of Section 31, Township 13 South, Range 91 West of the 6th P.M. and within the NE1/4 of the NW1/4 of Section 6, Township 14 South, Range 91 West of the 6th P.M., having a description based upon a bearing of N.01°33'02"E. from the 1/4 corner common to said Sections 31 and 6, (monumented by a witness corner bearing N.88°58'09"W. 143.70 feet from the true corner position and being a 2" aluminum cap PLS20138) to the C1/4 corner of said Section 31 (monumented by a 2" aluminum cap PLS20138), with all other bearings relative thereto and being more particularly described as follows: Beginning at said 1/4 Corner and running thence S.49°26'45"W. 329.95 feet (monumented by a 2" aluminum cap PLS25972); thence S.39°53'15"E. 119.19 feet to the approximate centerline of the North Fork of the Gunnison River; thence along said centerline the following eight (8) courses: (1) ... 107.13 feet; (2) thence S.81°37'06"W. 50.18 feet; (3) thence S.57°39'09"W. 28.64 feet; (4) thence ... feet; (5) thence S.49°05'39"W. 30.46 feet; (6) thence S.57°04'45"W. 76.61 feet; (7) thence S.57°51'04"W. 84.74 feet; (8) thence S.46°15'15"W. 78.31 feet; thence leaving said centerline N.42°... W. 43.11 feet (monumented by a witness corner bearing N.33°34'58"W. 30.00 feet from true corner position and being a 2" aluminum cap PLS25972); thence N.33°34'58"W. 53.96 feet (monumented by a 2" aluminum cap PLS25972); thence N.34°35'... W. 190.61 feet (monumented by a 2" aluminum cap PLS25972); thence S.57°16'02"W. 207.82 feet to the northerly right of way line of Price Road (monumented by a 2" aluminum cap PLS25972); thence along said northerly right of way line N.33°29'38"W. 67.01 feet (monumented by a 2" aluminum cap PLS25972); thence leaving said northerly right of way line N.57°16'02"E. 54.23 feet (monumented by a 2" aluminum cap PLS25972); thence N.09°32'39"W. 197.57 feet (monumented by a 2" aluminum cap PLS25972); thence N.33°01'05"W. 104.88 feet (monumented by a 2" aluminum cap PLS25972); thence N.55°30'55"E. 156.38 feet (monumented by a 1-1/2" aluminum cap PLS12766); thence N.55°13'06"E. 69.98 feet (monumented by a 1-1/2" aluminum cap PLS12766); thence S.89°02'41"E. 165.86 feet (monumented by a 1-1/2" aluminum cap PLS12766); thence N.00°32'49"E. 353.... feet (monumented by a 1-1/2" aluminum cap PLS12766); thence N.13°24'39"W. 247.26 feet (monumented by a 2" aluminum cap PLS25972); thence N.69°40'38"E. 223.29 feet (monumented by a 2" aluminum cap PLS25972); thence N.72°53'57"E. 71.47 feet (monumented by a 2" aluminum cap PLS25972); thence N.31°28'41"E. 58.08 feet (monumented by a 2" aluminum cap PLS25972); thence N.43°00'39"E. 94.13 feet (monumented by a 2" aluminum cap PLS25972); thence N.27°23'22"W. 153.82 feet (monumented by a 2" aluminum cap PLS25972); thence N.65°57'18"E. 164.32 feet (monumented by a 2" aluminum cap PLS25972); thence S.24°02'42"E. 566.46 feet (monumented by a 1-1/2" aluminum cap LS1456); thence S.27°21'52"E. 180.28 feet to the east line of said SW1/4 (monumented by a 2" aluminum cap PLS25972); thence along said east line S.01°33'02"W. 350.00 feet to the Point of Beginning, said parcel contains 20.266 acres, more or less.

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 NEIGHBORHOOD 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 easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement for Town, and Riverbank Neighborhood Minor Sudivision #2 Homeowners' Association and public utility purposes.

Executed this _____ day of ___________ A.D., 20___ .

_______________ _______________

Old World, LLC

STATE OF COLORADO)
) ss.
COUNTY OF DELTA)

The foregoing certificate of Ownership and Dedication was acknowledged before me this _______ day of ___________ A.D., 20____ by Old World, LLC

My commission expires:
Witness my hand and official seal.

_______________ Notary Public

PAONIA SURVEYOR CERTIFICATE

Approved for content and form only, not the accuracy of survey, calculations, or drafting.
This plat conforms to Section 38-51-106, Colorado Revised Statue.

_______________ Surveyor _______________ Date

NOTES:

1. This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for RIVERBANK NEIGHBORHOOD P.U.D. to be recorded in the office of the Delta County Clerk and Recorder.

2. Colorado is a "Right to Farm" state pursuant to CRS 35-3.5-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary aspect of living in Delta County and the Town of Paonia with a strong rural character and healthy agricultural sector. Those with an urban sensitivity may perceive such activities, sights, sounds, and smells only as inconvenience, 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 operated in conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, odors, 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 right to maintain irrigation ditches through established easements that transport water for their use and said irrigation ditches are not to be used for the dumping of refuse. Landowners are responsible for controlling of weeds, keeping their pets under control, and maintenance of resources of the property wisely (water, soil, animals, plants, air, and human resources). Residents and landowners are encouraged to learn about these rights and responsibilities and act as good neighbors and citizens of the Town.

   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 prescribed burning; complaints of noise, dust, aesthetics, and odor resulting from production and processing operations; disposal of dead animals; weed, pets and predator control.

3. 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.

TOWN ADMINISTRATOR CERTIFICATE:

Approved by the Town of Paonia Aministrator this _____ day of _______________ A.D., 20_____

_______________ Town Administrator

Attest: _______________ Town Clerk

44' ACCESS & UTILITY EASEMENT

LINE	BEARING	DISTANCE
R1	N 57°16'02" E	178.82'
R2	N 43°18'31" E	194.95'
R3	N 04°16'54" W	112.68'
R4	N 27°30'30" W	453.57'
R5	S 33°29'38" E	21.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
RC1	200.00'	48.72'	48.60'	N 50°17'17" E
RC2	406.51'	273.15'	268.04'	S 62°33'30" W
RC3	119.68'	179.83'	163.39'	N 38°45'47" E
RC4	148.87'	171.47'	162.15'	S 28°42'57" W
RC5	147.63'	229.89'	207.36'	N 17°06'12" E
RC6	2804.64'	41.16'	41.16'	S 27°05'17" E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	65.00'	13.24'	13.22'	S 27°42'38" E
C2	25.00'	39.66'	35.63'	N 1°49'06" E

LINE	BEARING	DISTANCE
L1	N 09°32'39" W	1.08'
L2	S 81°37'06" W	50.18'
L3	S 57°39'09" W	28.64'
L4	S [illegible]°16'09" W	30.58'
L5	S 49°05'39" W	30.46'
L6	N 90°00'00" E	94.58'
L7	S [illegible] E	76.43'
L7A	S [illegible]58" E	45.00'
L7B	S [illegible]50" E	31.43'
L8	S 57°16'02" W	125.78'
L9	N 65°36'4[illegible]" E	119.77'

LINE	BEARING	DISTANCE
E1	N 33°29'38" W	10.25'
E2	N 57°16'02" E	19.9[illegible]'
E3	N 64°24'25" E	103.20'
E4	[illegible]57°16'02" E	50.28'
E5	[illegible]11" E	67.34'
E6	N [illegible]52'50" W	132.89'
E7	[illegible]90°00'00" W	34.42'
E8	[illegible]30'55" E	30.00'
E9	S 33°01'05" E	90.[illegible]'
E10	N 55°30'55" E	30.00'
E11	S 38°02'07" E	12.01'
E12	S 55°30'55" W	60.00'

TYPICAL LEGEND

- Set Mag Nail in Asphalt
- Set 5/8" rebar 30" long with 2" aluminum cap PLS38255
- Set 5/8" rebar with 2" aluminum cap as Witness corner or line PLS38255
- Set 3/4" rebar 30" long with 3-1/4" aluminum cap PLS38255
- Found 5/8" rebar with 2" aluminum cap PLS25972
- Found 5/8" rebar with 1 1/2" aluminum cap PLS12766 or as noted
- ORIGINAL USGLO SURVEY CAP
- Fencelines
- Electric (overhead)
- Electric (underground)
- Water line
- Easement
- Previous Parcel Boundary

BASIS OF BEARINGS:
N.01°33'02"E. FROM THE 1/4 COR. COMMON TO SECTIONS 31 & 6 TO THE C1/4 COR. OF SECTION 31
GEODETIC NORTH
GPS OBSERVATION

SCALE 1"=60 U.S. SURVEY FEET

0 30 60 120

SURVEYOR'S CERTIFICATE

I, Kris Crawford, hereby certify that this plat was prepared under my direct supervision and that said survey and plat conform to the requirements of the Colorado Revised Statutes, and all applicable Town of Paonia regulations.

____
Kris Crawford PLS 38255 Date

NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.

WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.
406 Grand Avenue
P.O. Box 1652
Paonia, Colorado 81428
970.527-4200 PHONE
970.527-4202 FAX
www.wilmorelandsurveying.com
EMAIL wilmoreandcompany@tds.net
Defining Boundaries

FIELD CREW:	DRAFTER:	CHECKED BY:
KC	KC	KC

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J18038 — 13 JUNE 2018