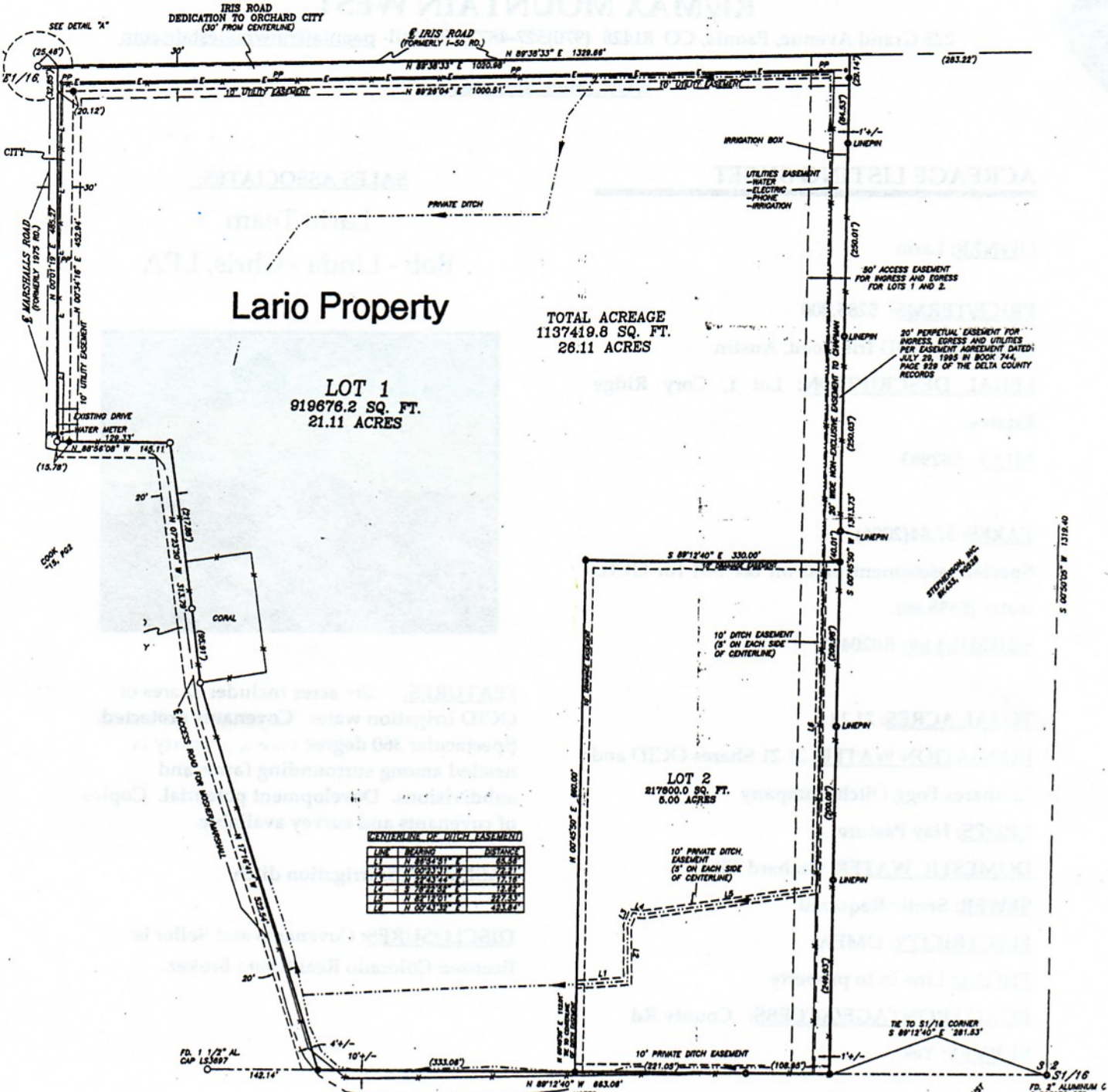


# FINAL PLAT OF CORY RIDGE ESTATES

WITHIN THE NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> OF SEC. 3, T.15S., R.95W., 6TH P.M.  
DELTA COUNTY, COLORADO



NOTE:  
10' DRAINAGE EASEMENT IS FOR THE USE OF LOT 1 TO MAINTAIN THE WASTE WATER OF LOT 2.

- NOTES:
- 1) This Subdivision is located in an agricultural and/or livestock habitat area. Normal agricultural and/or livestock management activities will continue unabated in the surrounding area and shall not be a basis for a lawsuit, except in cases of proven gross negligence.
  - 2) This subdivision shall not be re-subdivided for twenty-four (24) months.
  - 3) Setbacks shall be measured from the most extended point of any overhanging or any building. All buildings to be erected on subdivided lots shall be set back a minimum of sixty feet (60') from the center line of any abutting intermediate or Main Road, except the setback on lots abutting cut-de-voes shall be a minimum of twenty feet (20') from the perimeter of the cut-de-voe. All buildings shall be set back a minimum of fifteen feet (15') from all other lot lines. All buildings, or

FD. 3" ALUMINUM C  
PLS25872 PER  
MONUMENT RECORD