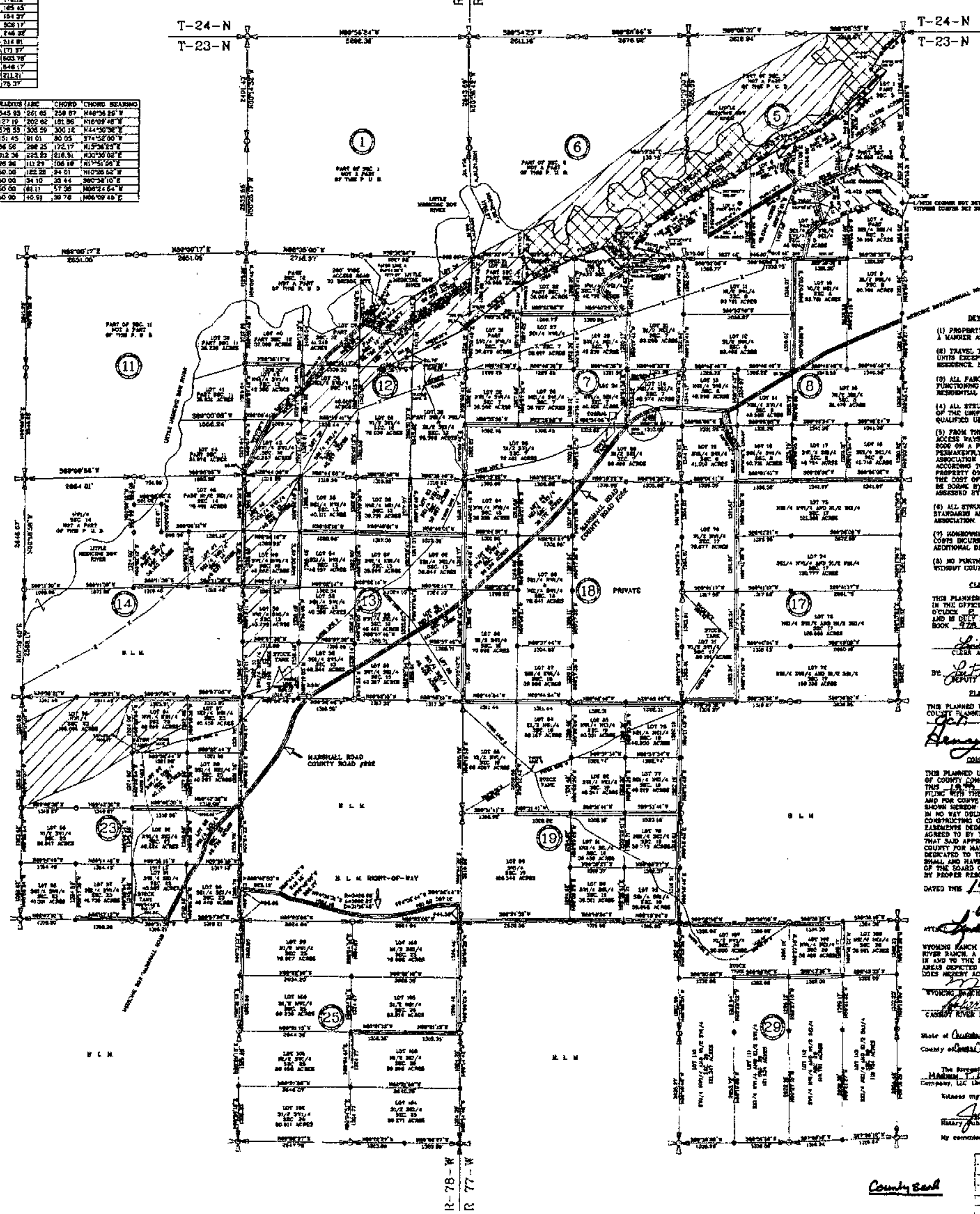
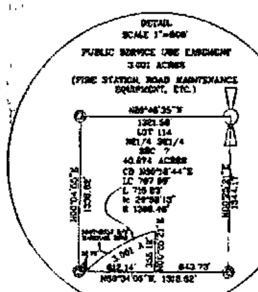
CASSIDY RIVER RANCH DEVELOPMENT PLAN
(NOT A SUBDIVISION PLAT)

ROAD CENTERLINE DATA

NUMBER	DIRECTION	DISTANCE
L52	N35°00'13"W	253.18'
L53	S58°12'46"E	131.08'
L54	N52°22'38"E	404.84'
L56	S00°46'32"E	426.97'
L60	N88°47'06"W	124.95'
L57	N83°00'09"W	508.31'
L58	N49°34'21"W	148.55'
L59	N10°36'06"W	51.87'
L60	N43°22'41"W	180.77'
L61	N28°06'54"W	172.12'
L62	N06°12'16"W	165.45'
L63	N40°02'68"E	184.57'
L64	N30°01'37"E	308.17'
L65	N50°58'28"E	246.02'
L66	N16°16'16"W	314.81'
L67	N56°36'49"E	171.57'
L68	N80°30'30"W	503.78'
L69	N41°28'49"W	846.17'
L70	N28°36'01"E	211.21'
L71	S16°06'31"E	75.37'

NUMBER	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	23°12'33"	645.93	261.65	259.87	N48°36'29"W
C2	91°16'36"	127.19	202.62	181.86	N16°09'48"W
C3	30°34'00"	578.53	308.59	300.12	N44°30'32"E
C4	30°38'56"	151.45	81.01	80.05	S74°52'00"W
C5	193°13'04"	86.66	292.25	172.17	N15°36'25"E
C6	40°58'51"	312.36	223.23	218.51	N30°30'02"E
C7	66°14'40"	96.36	111.29	106.18	N17°51'06"E
C8	140°07'15"	50.00	122.28	94.01	N10°26'62"W
C9	39°04'41"	50.00	34.10	33.44	S60°36'10"E
C10	70°01'60"	50.00	61.11	57.38	N06°24'64"W
C11	46°52'32"	50.00	40.91	39.78	N06°09'49"E





(BASIS OF BEARING)
TRUE NORTH AS DETERMINED BY GPS OBSERVATION

Scale 1" = 1000'

TYPICAL RIGHT OF WAY

SECTION CORNER RECOVERED OR SET THIS SURVEY

ONE-QUARTER CORNER RECOVERED OR SET THIS SURVEY

SIXTEENTH CORNER SET THIS SURVEY

5/8" REBAR WITH 2" ALUMINUM CAP SET THIS SURVEY

INDICATES FOSSIL PROTECTION AREA (FPA). NOT TO BE CONSTRUCTED ON AND SUBJECT TO SURFACE RESTRICTION AS SET FORTH IN PROTECTIVE COVENANTS, SECTION 3.06.

INDICATES FOSSIL PROTECTION AREA (FPA) AND RIVER FRONT COMMONS, NOT TO BE CONSTRUCTED ON AND SUBJECT TO SURFACE RESTRICTION AS SET FORTH IN PROTECTIVE COVENANTS, SECTION 3.06

INDICATES LAKE COMMON AREA

MINIMUM ROAD CROSS SECTION STANDARD

DEVELOPMENT RESTRICTIONS

(1) PROPERTY FENCING SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO NOT RESTRICT WILDLIFE MIGRATIONS.

(2) TRAVEL TRAILERS SHALL NOT BE UTILIZED AS DWELLING UNITS EXCEPT DURING CONSTRUCTION OF THE PRINCIPLE RESIDENCE, BUT NOT TO EXCEED 6 MONTHS DURATION.

(3) ALL PARCELS SHALL HAVE PERMITTED, APPROVED AND FUNCTIONING WELLS AND SEPTIC SYSTEM PRIOR TO RESIDENTIAL OCCUPANCY.

(4) ALL STRUCTURES SHALL COMPLY WITH THE PROVISIONS OF THE UNIFORM BUILDING CODE AS CERTIFIED BY A QUALIFIED UBC PROFESSIONAL.

(5) FROM THE DATE OF THIS MAP, NECESSARY ROADS, ACCESS WAYS AND COMMON AREAS SHALL BE CONSTRUCTED BY 2000 ON A PROPORTIONAL ANNUAL SCHEDULE AND PERMANENTLY MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ORDER TO OBTAIN ALL-WEATHER ACCESS ACCORDING TO STANDARDS DEVELOPED BY THE BOARD OF THE PROPERTY OWNERS ASSOCIATION FROM TIME TO TIME. THE COST OF CONSTRUCTION AND MAINTENANCE SHALL BE BORNE BY PROPERTY OWNERS IN COMMON FROM DUES ASSESSED BY THE PROPERTY OWNERS ASSOCIATION.

(6) ALL STRUCTURES SHALL CONFORM TO DESIGN REVIEW STANDARDS AS DEEMED APPROPRIATE BY THE HOMEOWNERS ASSOCIATION.

(7) HOMEOWNERS ASSOCIATION SHALL ASSUME ALL ADDITIONAL COSTS INCURRED BY THE TOWN AND THE COUNTY FOR ADDITIONAL DEMAND IN PUBLIC SERVICES.

(8) NO FURTHER SUBDIVISION OF LOTS WILL BE DONE WITHOUT COUNTY APPROVAL.

CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED UNIT DEVELOPMENT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 01:50 O'CLOCK P. M. OCTOBER 20, 1999, AND IS DULY RECORDED AS DOCUMENT NO. [illegible] IN BOOK 978 PAGE NO. 177

CLERK AND RECORDER

BY: DEPUTY

PLANNING COMMISSION CERTIFICATE

THIS PLANNED UNIT DEVELOPMENT APPROVED BY THE CARBON COUNTY PLANNING COMMISSION THIS 20 DAY OF Oct. 1999

CHAIRMAN

COUNTY COMMISSIONER'S CERTIFICATE

THIS PLANNED UNIT DEVELOPMENT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, WYOMING THIS 19th DAY OF October 1999 FOR FILING WITH THE CLERK AND RECORDER OF CARBON COUNTY AND FOR CONVEYANCE TO THE COUNTY OF PUBLIC DEDICATIONS SHOWN HEREON. SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES CARBON COUNTY FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LANDS, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF COMMISSIONERS AND FURTHER THAT SAID APPROVAL SHALL IN NO WAY OBLIGATE CARBON COUNTY FOR MAINTENANCE OF STREETS WHICH ARE NOT DEDICATED TO THE PUBLIC NOR UNTIL ALL IMPROVEMENTS SHALL AND HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS AND ACCEPTED BY PROPER RESOLUTION.

DATED THIS 19 DAY OF Oct. 1999

CHAIRMAN

ATTEST: COUNTY CLERK

WYOMING RANCH COMPANY, LLC DOES HEREBY CONVEY, ASSIGN AND TRANSFER UNTO CASSIDY RIVER RANCH, A WYOMING NONPROFIT CORPORATION, ALL OF ITS RIGHT, TITLE AND INTEREST IN AND TO THE ROADS, WATER SYSTEM, INCLUDING WELLS, LINES AND TANKS, AND COMMON AREAS DEPICTED HEREON AND CASSIDY RIVER RANCH, A WYOMING NONPROFIT CORPORATION, DOES HEREBY ACCEPT TITLE TO THE SAME.

WYOMING RANCH COMPANY, LLC

CASSIDY RIVER RANCH

State of California
County of Contra Costa } ss

The foregoing instrument was acknowledged before me by Harmon T. Levin, Manager of Wyoming Ranch Company, LLC this 22nd day of June 1999.

Witness my hand and official seal

Notary Public

My commission expires: April 4, 2002

NOTES

CERTAIN ROADS SHOWN ON THIS MAP CROSS BLM LAND. BLM RIGHT-OF-WAY WYW-148056 HAS BEEN GRANTED FOR THIS ACCESS. THIS IS SUBJECT TO REVOCATION OR TERMINATION AS STIPULATED IN THE RIGHT-OF-WAY AGREEMENT GRANTED MARCH 12, 1999. AS A CONSEQUENCE, ACCESS OVER AND ACROSS BLM LANDS AS SHOWN ON THE MAP CANNOT BE GUARANTEED.

DENSITY STANDARDS: ONE (1) SINGLE FAMILY DWELLING UNIT AND ACCESSORY BUILDINGS, INCLUDING GUEST HOUSES THAT DO NOT CONSTITUTE A SINGLE FAMILY DWELLING, ASSOCIATED WITH SINGLE FAMILY RESIDENTIAL DEVELOPMENT PER 35 ACRES OR PARCEL WHICHEVER IS MORE EXCLUSIONARY, AS PROPOSED IN DEVELOPMENT PLAN.

SETBACK REQUIREMENTS: FRONT - 250 FT. SIDE AND REAR - 50 FT.
CORNER LOTS - 200 FT. ADJACENT TO ROADWAY; BLM BOUNDARY LOTS - 100 FT FROM BLM PROPERTY.

STRUCTURE HEIGHT: PRINCIPAL DWELLING - 25 FT. AGL; ACCESSORY STRUCTURES - 15 FT. AGL

DEVELOPER WILL BRING POWER TO SOUTH LINE OF AREA.

NO PUBLIC WATER SYSTEM.

NO PUBLIC SEWER SYSTEM.

NO PUBLIC MAINTENANCE OF ROADS, EXCEPT MARSHALL ROAD WHICH IS MAINTAINED BY THE COUNTY.

ALL ROADS EXCEPT MARSHALL ROAD ARE PRIVATE AND FOR USE BY PROPERTY OWNERS ONLY.

ALL ROADS EXCEPT MARSHALL ROAD ARE DESIGNATED AS UTILITY EASEMENTS. POWER SERVICE WILL BE OVERHEAD ALONG ROADS AND UNDERGROUND FROM ROADS TO RESIDENCES.

10 FT. ON EACH SIDE OF ALL TRACT LINES IS DEDICATED TO THE HOME OWNERS ASSOCIATION AND IS RESERVED FOR PUBLIC UTILITIES, INCLUDING TELEPHONE, POWER, WATER, GAS AND CABLE T.V.

THIS PROPERTY IS COVERED BY PROTECTIVE COVENANTS AS FILED IN BOOK 978, PAGE 176 AND IS ENFORCED BY THE HOMEOWNERS ASSOCIATION.

PRINCIPALLY PERMITTED USES WITHIN THE P. U. D.

(1) SINGLE FAMILY RESIDENTIAL DWELLING UNITS AND ASSOCIATED USES.

(2) SMALL SCALE, NON-COMMERCIAL AGRICULTURE FOR ON-SITE USE OF PRODUCTS EXCLUDING: APIARIES, HOG RAISING, AND OTHER USES THAT MAY POSE A NUISANCE TO ADJACENT PROPERTY OWNERS.

(A) KEEPING OF HORSES AND CATTLE FOR NON-COMMERCIAL ON-SITE USE SHALL NOT EXCEED AN AVERAGE OF ONE (1) ANIMAL PER FIVE (5) ACRES OF PASTURE.

(3) COMMERCIAL LIVESTOCK GRAZING, IF INITIATED PRIOR TO CHANGE IN ZONING AND DOES NOT POSE A NUISANCE HAZARD TO RESIDENTIAL USES.

CONDITIONALLY PERMITTED USES WITHIN THE P. U. D.

(1) COTTAGE INDUSTRIES

(2) HOME - PROFESSIONAL OFFICE

(3) PUBLIC RUN SERVICE CENTERS AND FACILITIES

SURVEYORS STATEMENT

I, Martin A. Pedersen, of Rawlins, Wyo., hereby state that this map was made from notes taken on a survey made by me or under my supervision, and that it correctly represents the results of that survey.

State of Wyoming }
} ss.
County of Carbon }

The foregoing instrument was acknowledged before me by Martin A. Pedersen, this 23rd day of June 1999.

Witness my hand and official seal.

Notary Public

My commission expires: March 4, 2003.

State of California
County of Contra Costa } ss

The foregoing instrument was acknowledged before me by Robert T. Luca, President of Cassidy River Ranch this 22nd day of June 1999.

Witness my hand and official seal

Notary Public

My commission expires: April 4, 2002

County Seal

DRAWN BY	DCL/DMS
DATE	02/03/99
CHECKED BY	MAP
DATE	02/03/99
JOB NO.	7222
SCALE	1" = 1000
SHEET	1 OF 1

DATE	DESCRIPTION
	REVISION

ROBERT JACK SMITH & ASSOC. INC.
CONSULTING LAND SURVEYORS
P.O. BOX 1104, 1015 HARSHMAN ST
RAWLINS, WYOMING 82301
307-324-5886

CASSIDY RIVER RANCH
A PLANNED UNIT DEVELOPMENT
in
SECTIONS 5, 6, 7, 8, 17, 18, 19 AND 29
T-23-N, R-77-W
and
SECTIONS 1, 11, 12, 13, 14, 23 AND 25
T-23-N, R-78-W
CARBON COUNTY, WYOMING
for
WYOMING RANCH COMPANY, LLC
WALNUT CREEK, CA

COMPLIMENTS OF FIRST AMERICAN