

# PLAT OF RESUBDIVISION OF BLOCK 2 RIVERWOOD SUBDIVISION PHASE 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, T. 38 N., R. 99 W., 8TH P.M.  
CITY OF LANDER, FREMONT COUNTY, WYOMING

FOR: WADE ALEXANDER & VIC MAZURE  
BY: DOWL HKM  
P.O. BOX 1655  
LANDER, WY 82520  
DATE: APRIL, 2010

SCALE 1" = 30'

### BASIS OF BEARING

Considering the State of Wyoming to be the basis of bearing for the purposes of this subdivision, the bearings and distances are given as follows:

### LEGEND

• 20' BUFFER ZONE  
• 10' BUFFER ZONE  
• 5' BUFFER ZONE  
• 2' BUFFER ZONE  
• 1' BUFFER ZONE

ST PROPERTY CORNER - 27 ALUM C&E  
27 1/2' x 28' REBAR MARKED CORNER  
200' TREADS LEADING WEST AND THE CORNER  
MARKED CORNER  
215' x 115' CONCRETE  
MARKED CORNER  
215' x 115' CONCRETE  
MARKED CORNER  
215' x 115' CONCRETE  
MARKED CORNER

### BLAT DATA

Total acreage of Resubdivision: 4.1229 acres  
Total number of Lots: 4

### CITY ENGINEER CERTIFICATE

I, John H. H. H. H., City Engineer of Lander, Wyoming, do hereby certify that the above described plat is correct and conforms to the laws of Wyoming.

### CITY CLERK CERTIFICATE

This plat approved by the City of Lander Planning Commission this 13th day of April, 2010.

### PLANNING COMMISSION CERTIFICATE

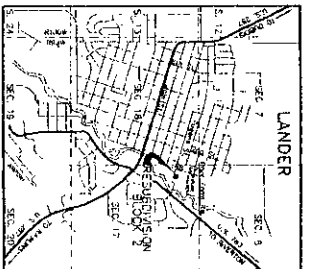
This plat approved by the City of Lander Planning Commission this 13th day of April, 2010.

### CITY COUNCIL CERTIFICATE

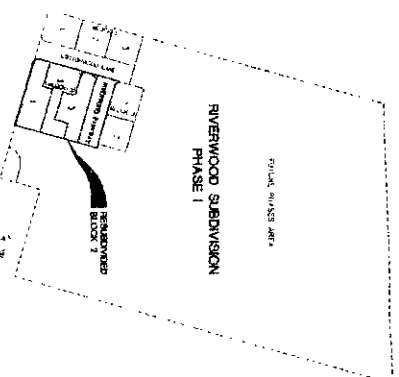
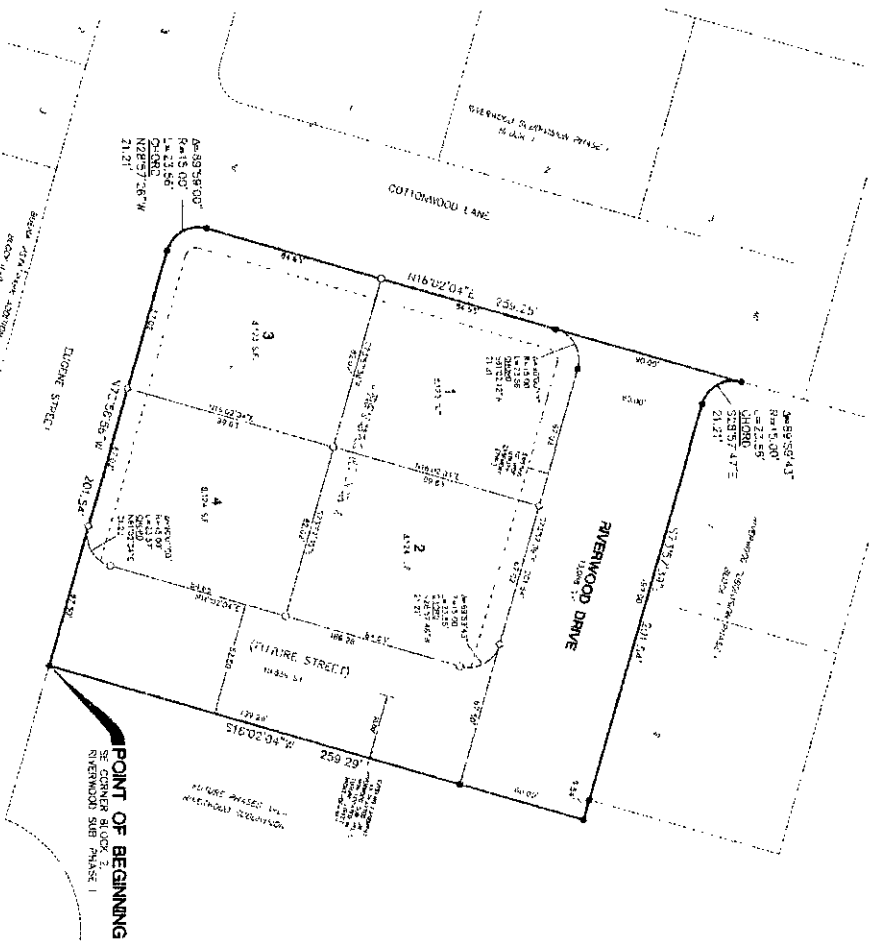
Approved by the City Council of the City of Lander, Wyoming this 13th day of April, 2010.

### CHECK OR RECORDERS CERTIFICATE

The plat was filed for record in the office of the Clerk and Recorder of the State of Wyoming, on the 13th day of April, 2010, and is duly recorded as 5507 and is subject to the provisions of the Wyoming Statutes.



**RECORDERS NOTES**  
1) This plat is not preliminary in nature and is not the result of a preliminary survey. The plat is a final plat and the boundaries shown thereon are the boundaries of the property as shown on the ground. The plat is subject to the provisions of the Wyoming Statutes.



### CERTIFICATE OF OWNERSHIP AND DESIGNATION

I, Wade Alexander & Vic Mazure, being the owner and proprietor of the above described property, do hereby certify that the above described plat is correct and conforms to the laws of Wyoming. I hereby designate the above described property as Riverwood Subdivision Phase 1 and the same shall be subject to the provisions of the Wyoming Statutes.

I, John H. H. H., City Engineer of Lander, Wyoming, do hereby certify that the above described plat is correct and conforms to the laws of Wyoming. I hereby designate the above described property as Riverwood Subdivision Phase 1 and the same shall be subject to the provisions of the Wyoming Statutes.

I, John H. H. H., City Clerk of Lander, Wyoming, do hereby certify that the above described plat is correct and conforms to the laws of Wyoming. I hereby designate the above described property as Riverwood Subdivision Phase 1 and the same shall be subject to the provisions of the Wyoming Statutes.

I, John H. H. H., Mayor of the City of Lander, Wyoming, do hereby certify that the above described plat is correct and conforms to the laws of Wyoming. I hereby designate the above described property as Riverwood Subdivision Phase 1 and the same shall be subject to the provisions of the Wyoming Statutes.



**WHEN RECORDED MAIL TO:**  
Splan Development, LLC  
2160 East Fardown Avenue  
Salt Lake City, UT 84121

**DECLARATION**  
**OF**  
**COVENANTS, CONDITIONS, AND RESTRICTIONS**  
**FOR**  
**Riverwood Subdivision**

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COVENANTS \$14.00 Fremont County Clerk  
Julie A Freese, Fremont County Clerk



**DECLARATION  
OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
Riverwood Subdivision**

**THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVERWOOD SUBDIVISION** (the "Declaration") is made effective the 15<sup>th</sup> day of August, 2008, by Julia Splan, acting under full authority on behalf of Splan Development, LLC, owner of Riverwood Subdivision, herein referred to as "Declarant".

**NOW THEREFORE**, Declarant hereby declares that all of the Property (as hereafter defined) is hereby subjected to this Declaration and shall be held, sold, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of the Property.

**GENERAL PROVISIONS**

- (1) The "Property" is all of the property identified on the Final Plat of Riverwood Subdivision Phase One, approved by the City Council of Lander, Wyoming on June 10, 2008, which is described as follows:

Blocks 146, 147, 148, and Tracts 1, 7, 8, 9, 10, 14, and 15 of Buena Vista Park Addition and Street Right-of-Ways of Cedar Street, Market Street, and Wood Street contained in boundary. The property can be further described as a tract of land situated in the Northwest Quarter of Section 17, T. 33 N, R. 99 W., 6th P.M. Fremont County, Wyoming.

- (2) All of the Lots in Phase One of the Subdivision have been further limited, modified and restricted as shown on the Plat Map. It is the intention of Declarant that in addition to Phase One, all remaining Lots in the Subdivision be developed and conveyed pursuant to a general plan and subject to certain protective covenants, conditions, restrictions, reservations, easements, equitable servitudes, liens and charges, all running with the title to said Lots as hereinafter set forth.

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COVENANTS \$14.00 Fremont County Clerk  
Julie A Freese, Fremont County Clerk



- (3) The covenants, conditions, restrictions, reservations, easements, and equitable servitudes set forth herein shall run with the Lots and shall be binding upon all persons having any right, title or interest in any Lot or Lots, their heirs, successors and assigns; shall inure to the benefit of each and every Lot, and any interest therein; and shall inure to the benefit of and be binding upon the Owners, their successors in interest, and each Owner and his respective successors in interest; and may be enforced by any Owner, his successors in interest, or the Association.
- (4) Declarant expressly reserves the right to amend, supplement, modify or change any provision, condition or restriction contained in this Declaration at any time. Declarant further reserves the right to amend this Declaration in order to establish an overall general plan for the Subdivision, including Homeowner's Association and governing Board of Trustees.
- (5) All provisions, covenants, conditions and restrictions contained in this Declaration, or in any supplemental or amended Declaration, shall continue and remain in full force and effect for a period of twenty (20) years from the effective date of this Declaration. Thereafter, this Declaration shall be automatically extended for successive periods of ten (10) years unless this Declaration is terminated by recorded instrument directing termination signed by the Owners subject to this Declaration.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration effective as of the date first above written.

Owner of Riverwood Subdivision, Splan Development, LLC

By (Name): Julia Splan Title: Principal

Signature: [Handwritten Signature]

State of Wyoming )  
 County of Fremont )

Sworn to and subscribed before me this 15 day of August, 2008.

Maureen B Cole  
 Notary Public

My Commission Expires: 11/16/2010

