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NATRONA CO. CLERK, WY
MARY ANN COLLINS
RECORDED

SUBDIVISION AGREEMENT

B & B #2 SUBDIVISION

'02 JUN 14 PM 3 08

THIS SUBDIVISION AGREEMENT entered into by and between the Board of County Commissioners, Natrona County, Wyoming, hereinafter referred to as "County", and James A. Willox for Willox Ranch, a Limited Partnership, hereinafter referred to as "Subdivider".

WITNESSETH:

WHEREAS, Subdivider is the owner of all lands comprising of B & B #2, a subdivision of Natrona County, Wyoming, and is the entity responsible for development of the subdivision; and

WHEREAS, the Subdivider has requested that the County approve the subdivision and issue a subdivision permit for the subdivision; and

WHEREAS, the Subdivider, by this agreement, seeks to assure the County that he will complete various steps required by the County to perfect the subdivision and that all work done will be in accordance with this agreement; and

WHEREAS, it is the desire of the parties hereto to establish a written record of their agreement with respect to the subdivision and the development thereof, whereupon the County will approve the subdivision plans under the provisions of the Wyoming State Statutes.

NOW, THEREFORE, the parties agree as follows:

I.

OBLIGATIONS OF SUBDIVIDER

The Subdivider shall, by submittal time of the final plat, at his sole cost and expense, do or cause to be done the following:

1.1 SURVEYING:

- A. Set all subdivision corners and 1/16th corners with 2" diameter brass caps, showing number of the corner, identifying initials of the number of the corner and the identifying initials of the surveyor or company making the survey. If the original outside boundary marker is in a location likely to be obliterated or destroyed, i.e., roadway, alley, etc., it shall be adequately witnessed with at least two monuments of equal quality to those required above.

B & B #2

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B. Block and Lot corners, points of tangency (PT's) and points of curve (PC's) of all curves shall be marked by Number 5 rebar with metal caps identifying the corners and driven flush with the ground surface. Points of intersection (PI's) and points of return (POR's) of all blocks and the PT's and PC's of all curves shall be marked after initial dirt moving has been completed to avoid the necessity of marking block and lot corners twice, all of which shall be in place at the time the final inspection is made by the County Surveyor and upon completion of the roadway and drainage construction.

1.2 **ROADWAY DESIGNATION:** Burd Road is an established public road.

1.3 **FINANCIAL COMMITMENT:** Not Applicable

1.4 **SEWER REQUIREMENTS:**

A. The County assumes no responsibility for construction or maintenance of any sewer system or septic systems.

B. Owners will be responsible for installing taps for Wardwell water and sewer.

1.5 **WATER REQUIREMENTS:**

A. The County assumes no responsibility for construction or maintenance of any water system.

B. Owners will be responsible for installing taps for Wardwell water and sewer.

II.

APPROVAL BY COUNTY, REMEDIES

2.1 **APPROVAL**

The Subdivider agrees to meet the above described conditions. The County hereby agrees to give its approval of the final subdivision plat and issue a subdivision permit as is contemplated by Sections 18-5-315, Wyoming State Statutes, 1977.

2.2 **REMEDIES**

In the event of Subdivider's default of this agreement in any respect or failure to perform in accordance with any condition of the County's approval, the County may:

- A. Institute, alone or in conjunction with others, appropriate legal proceedings for injunctions, specific performance, damages, other appropriate remedy, or any combination of such remedies; or
- B. After notice to Subdivider and opportunity to be heard by the Board of County Commissioners, the County may:
 - i. Withhold building and other permits issued by the County Building Department and/or
 - ii. Suspend or revoke its approval of the subdivision and withdraw subdivision permit.

THIS AGREEMENT is binding upon and shall inure to the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the parties have executed this agreement the 6th day of November, 2001.

BOARD OF COUNTY COMMISSIONERS



Jon Campbell, Chairman


ATTEST:



Mary Ann Collins, County Clerk
My term of office expires
January 6, 2003



SUBDIVIDER:

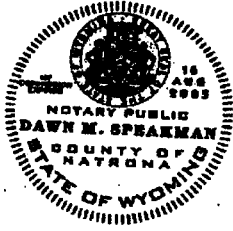


James A. Willox, Willox Ranch, a Limited Partnership

ACKNOWLEDGEMENTS

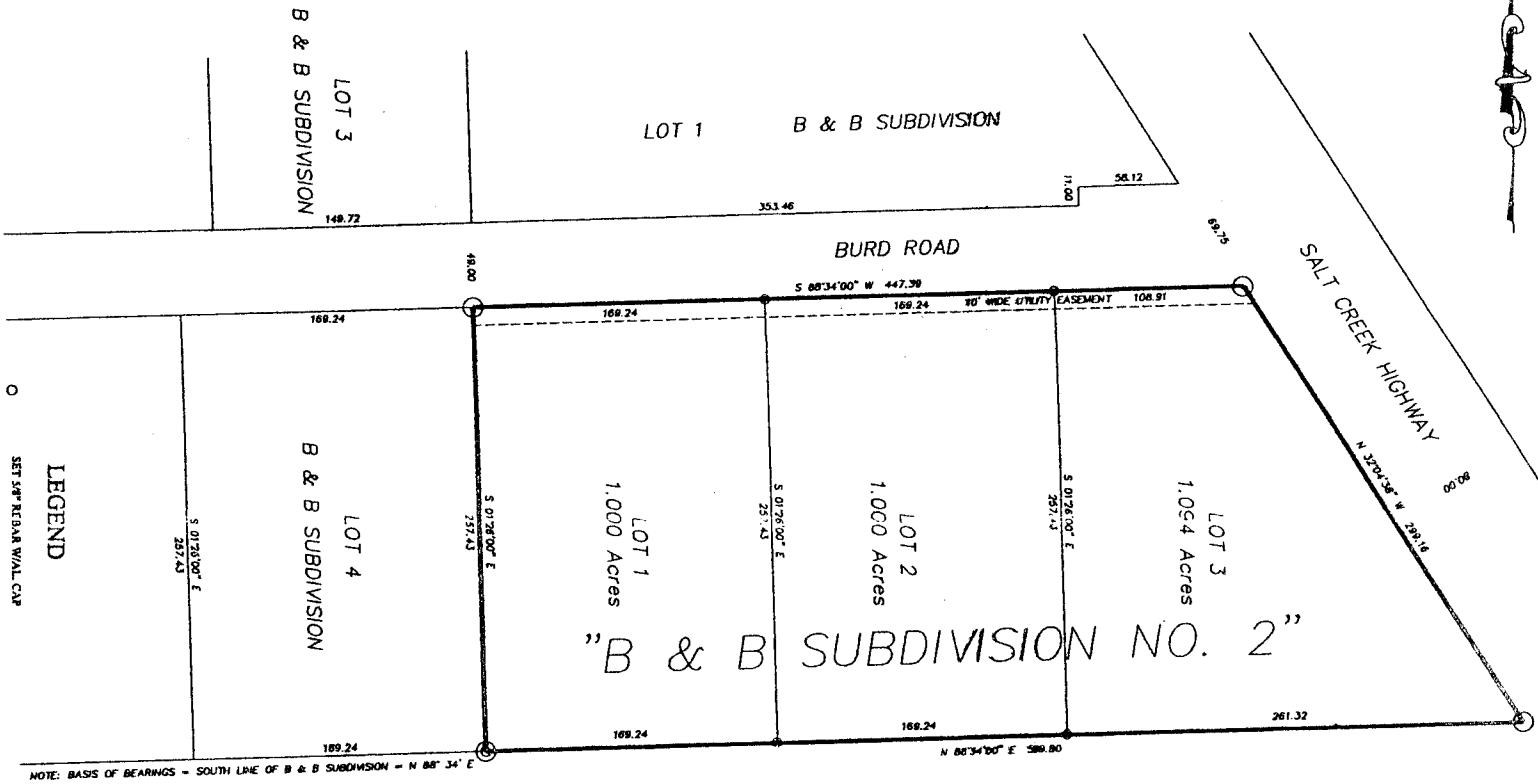
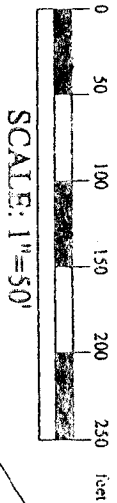
STATE OF WYOMING)
)ss.
COUNTY OF NATRONA)

James Willox, acknowledged the foregoing instrument before me this 14 day of June 2002.



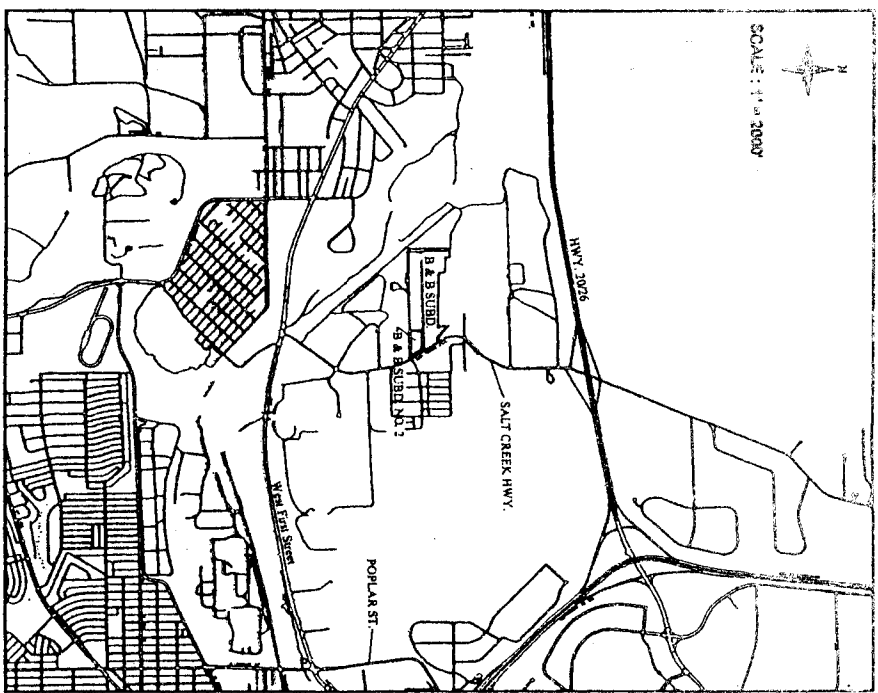
Dawn M. Speakman
Notary Public

My Commission Expires: *Aug 16, 2005*



NOTE: BASIS OF BEARINGS - SOUTH LINE OF B & B SUBDIVISION - N 86° 34' E

- LEGEND**
- SET 5/8" METAL WALL CAP
 - ⊙ RECOVERED BRASS CAP
 - SET BRASS CAP
- PLAT CLOSURE RATIO: 1:18,649



LOCATION & VICINITY MAP

NOTES

County is not responsible for water and sewer service.
County is not responsible for maintenance of roads.

CERTIFICATE OF SURVEYOR

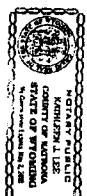
STATE OF WYOMING) SS
COUNTY OF NATRONA)

I, William G. Ladd of Casper, Wyoming hereby state that this plat was prepared from notes taken during an actual survey in July of 2001 and that this plat correctly represents said survey. All dimensions are expressed in feet and decimals thereof. Courses are referred to the south line of said 'B & B SUBDIVISION'. All corners are well and accurately monumented as of the date of this plat.

WILLIAM G. LADD
WYOMING REGISTRATION NO. 519, P.E. & L.S.



Subscribed in my presence and sworn to before me by William G. Ladd this 1st day of September, 2002.
My commission expires: May 2, 2003
Notary Public



Filed for Record in the Office of the County Clerk of Natrona County this 1st day of September, 2002.
My term of office expires January 6, 2003



Margaret Cooper
County Clerk

**PLAT OF
"B & B SUBDIVISION NO. 2"
A SUBDIVISION OF
A PORTION OF THE NW 1/4 SE 1/4, SECTION 6
T. 33 N., R. 79 W., 6th PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING**

SCALE 1" = 50'

CERTIFICATE OF DEDICATION

WILLOX RANCH, a Limited Partnership hereby states that they are the owners and proprietors of the foregoing lands located in and being a portion of the NW 1/4 SE 1/4, Section 6, T. 33 N., R. 79 W., 6th P. M., Natrona County, Wyoming and being more particularly described as follows:

Beginning at the southwest corner of the parcel being described and also the southeast corner of Lot 4, B & B Subdivision to the County of Natrona, thence N. 88° 34' E. 599.80 feet to the southeast corner of said parcel; thence N. 32° 04' 38" W. 299.16 feet along the southerly Right of Way of the Salt Creek Highway to the northerly corner of said parcel; thence S. 88° 34' W. 447.39 feet along the south Right of Way of Burd Road to the southeast corner of said parcel and the southeast corner of Lot 4, said B & B Subdivision; thence S. 01° 26' E. 227.43 feet along the east line of said Lot 4 to the Point of Beginning and containing 3.094 acres more or less.

The subdivision of the above described land is with the free consent and in accordance with the desires of the above named owner and proprietor; the roads shown hereon are previously dedicated Public Roads. The name of said subdivision shall be known as "B & B SUBDIVISION NO. 2", a subdivision in Natrona County, Wyoming.

WILLOX RANCH, a Limited Partnership
307 East Center
Douglas, Wyoming 82633

James A. Wilton
James A. Wilton, Partner

ACKNOWLEDGEMENT

State of Wyoming)
County of Natrona)
The foregoing instrument was acknowledged before me by James A. Wilton this 1st day of June, 2002.
Witness my hand and official seal.



APPROVALS

APPROVED: Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on the 27th day of December, 2002.

My commission expires January 6, 2003



Deborah C. Ladd
Chairman of the Board

INSPECTED AND APPROVED on the 22nd day of February, 2002.

William G. Ladd
County Surveyor

INSPECTED AND APPROVED on the 26th day of March, 2002.

James A. Wilton
County Board Officer

INSPECTED AND APPROVED on the 28th day of March, 2002.

Robert K. Smith
Town of Mills

INSPECTED AND APPROVED on the 28th day of May, 2002.

William G. Ladd
County Surveyor