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NATRONA CO. CLERK WY
MARY ANN COLLINS **SUBDIVISION AGREEMENT**
RECORDED Rec

GEARY DOME ESTATES

2002 JUL 3 PM 4 00

THIS SUBDIVISION AGREEMENT entered into by and between the Board of County Commissioners, Natrona County, Wyoming, hereinafter referred to as "County", and James Jarrett and Maralyne Middour as Millenium Business Group, Richard and Millie Wilkison, and Johnathan Ellis, hereinafter referred to as "Subdividers".

WITNESSETH:

WHEREAS, the Subdividers are the owners of all lands comprising as Geary Dome Estates, a subdivision of Natrona County, Wyoming, and is the entity responsible for development of the subdivision; and

WHEREAS, the Subdividers have requested that the County approve the subdivision and issue a subdivision permit for the subdivision; and

WHEREAS, the Subdividers, by this agreement, seek 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 SUBDIVIDERS

James Jarrett and Maralyne Middour as Millenium Business Group shall, by submittal time of the final plat, at their 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

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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. 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:**
Geary Dome Road is a County Road.
- 1.3 **CONSTRUCTION OF ROADWAYS:** None
- 1.4 **DEDICATION AND MAINTENANCE OF ROADWAYS:** None
- 1.5 **CERTIFICATION:** Not Applicable
- 1.6 **GRADING AND EROSION CONTROL:**
Each lot owner is responsible for erosion control when lot is developed.
- 1.7 **STREET SIGNS AND TRAFFIC CONTROL DEVICES:** Not Applicable
- 1.8 **FINANCIAL COMMITMENT:** Not Applicable
- 1.9 **SEWER REQUIREMENTS:**
A. Each property owner is responsible for wastewater disposal in accordance with City of Casper/Natrona County Health Department rules and regulations.
B. The County assumes no responsibility for construction or maintenance of any sewer system or septic systems.

1.10 **WATER REQUIREMENTS:**

- A.** Water shall be provided by the lot owners.
- B.** The County assumes no responsibility for construction or maintenance of any water system.

II.

APPROVAL BY COUNTY, REMEDIES

2.1 **APPROVAL**

In consideration of the foregoing covenants and agreements to be performed by Subdividers in accordance with the specifications contained herein and in any exhibits attached hereto, the County hereby evidences its approval of the final subdivision plat and its issuance of the subdivision permit as is contemplated by Sections 18-5-315, Wyoming State Statutes, 1977.

2.2 **REMEDIES**

In the event of Subdividers' 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 Subdividers 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 18th of December, 2001.

BOARD OF COUNTY COMMISSIONERS



Jen Campbell
Jen Campbell, Chairman

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

SUBDIVIDERS:

James Jarrett
James Jarrett as Millenium Business Group

Maralyne Middour
Maralyne Middour as Millenium Business Group

ACKNOWLEDGEMENTS

STATE OF WYOMING)
)ss.
COUNTY OF Fremont

James Jarrett and Maralyne Middour acknowledged the foregoing instrument before me this 25th day of January, 2001 2002.



Judy A. Gillette
Notary Public
My Commission Expires: 07-17-2002

06-158306

RECORDED IN THE PUBLIC RECORDS OF NATRONA COUNTY, WYOMING, BOOK 27, PAGE 125

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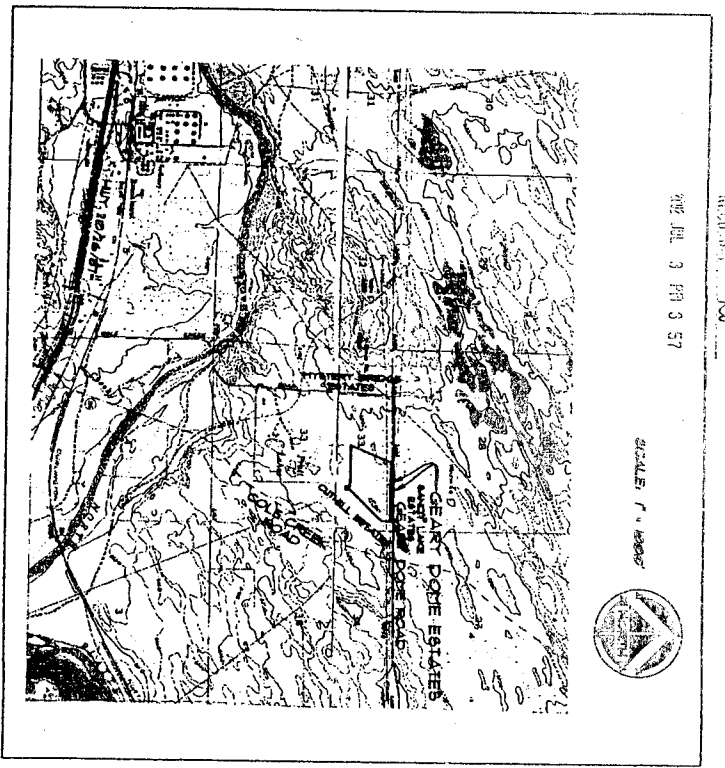
GEARY DOME ESTATES
Recorded July 3, 2002
Instrument # 06158306

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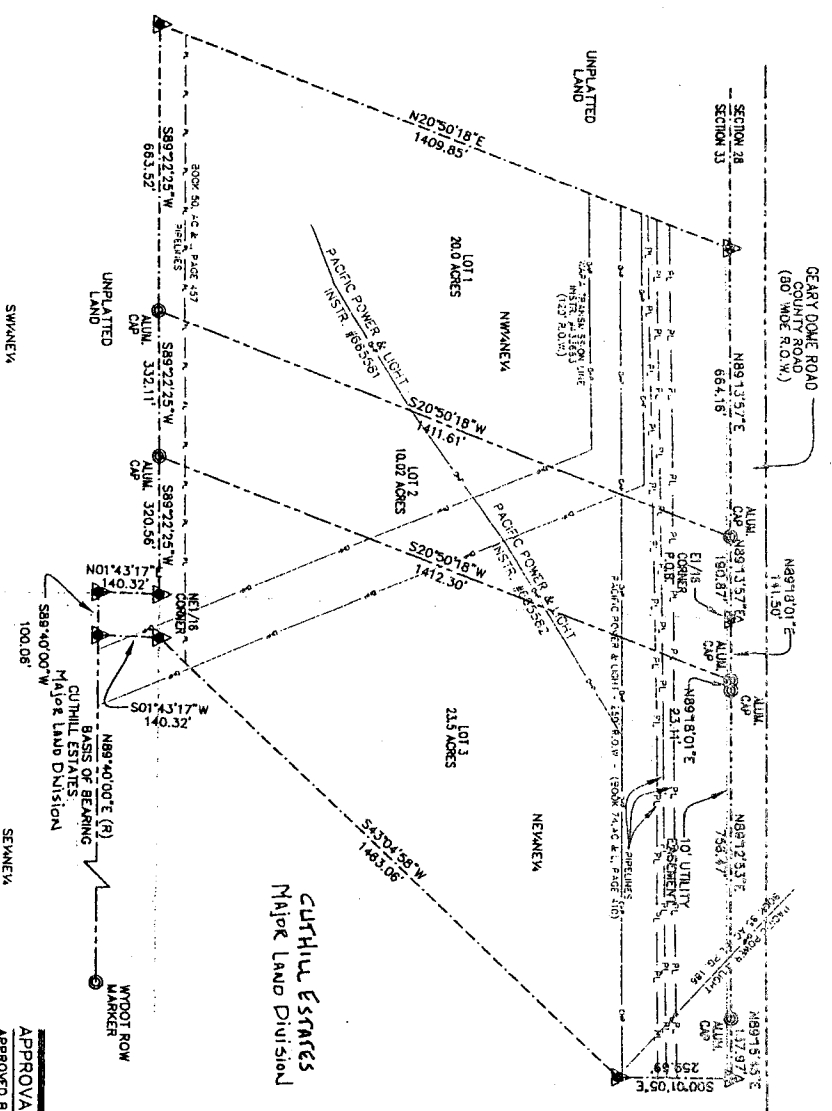
CERTIFICATE OF DEDICATION

STATE OF WYOMING } ss
COUNTY OF NATRONA }
THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE UNDEVELOPED PARCELS OF LAND SITUATE IN THE NW1/4 AND SE1/4 OF SECTION 33, T.34N., R.72W., 7TH P.M., NATRONA COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/16 CORNER COMMON TO SECTIONS 28 AND 33, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;
THENCE N89°18'01"E, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 141.50 FEET TO THE NORTHEAST CORNER OF LOT 2, MONUMENTED BY AN ALUMINUM CAP;
THENCE N89°18'01"E, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 23.11 FEET TO A POINT, MONUMENTED BY AN ALUMINUM CAP;
THENCE N89°18'01"E, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 137.97 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;
THENCE S00°01'05"E, A DISTANCE OF 259.89 FEET TO A POINT, MONUMENTED BY A BRASS CAP;
THENCE S89°40'00"W, A DISTANCE OF 140.32 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;
THENCE N01°31'17"E, A DISTANCE OF 140.32 FEET TO THE NE1/16 CORNER OF SAID SECTION 33, MONUMENTED BY A BRASS CAP;
THENCE S89°22'25"W, A DISTANCE OF 1316.19 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;
THENCE N20°30'18"E, A DISTANCE OF 1409.85 FEET TO THE NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE NORTH LINE OF SAID SECTION 33, MONUMENTED BY A BRASS CAP;
THENCE N89°13'57"E, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 855.03 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 53.52 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS, RESERVATIONS OR ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.
THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT IS DEDICATED IN THE FREE CONSENT AND IN ACCORDANCE WITH THE ESSENTIAL RIGHTS AND PROPERTIES OF THE PUBLIC OF THE SUBDIVISION SHALL BE GEARY DOME ESTATES AND THE PUBLIC UTILITIES AND CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED UNDEVELOPED PARCELS, AS SHOWN ON THIS PLAT.
THE SIGNATURES TO THIS PLAT INTEND THAT THE PROPERTY DESCRIPTIONS ON THIS PLAT SHALL REPLACE EXISTING METES AND BOUNDS DESCRIPTIONS, AND THAT ANY DESCRIPTIONS BE REFERRED BY REFERENCE TO THIS PLAT.



VICINITY MAP



APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, OF NATRONA COUNTY, WYOMING BY RESOLUTION DULY PASSED THIS 18TH DAY OF DECEMBER, 2001.

ATTEST: *Mary Ann*
COUNTY CLERK

Richard Wilkison
CHAIRMAN OF THE BOARD

INSPECTED AND APPROVED THIS 26TH DAY OF FEBRUARY, 2002.

INSPECTED AND APPROVED THIS 1ST DAY OF FEBRUARY, 2002.

INSPECTED AND APPROVED THIS 20TH DAY OF JUNE, 2002.

Steve Whit COUNTY PLANNER
Angie Healey COUNTY SURVEYOR
Steve Whit COUNTY CLERK

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS DAY OF July, 2001. My term of office expires January 8, 2004.

NOTES

- 1. NO PUBLIC DOMESTIC WATER SOURCE.
- 2. NO PUBLIC SEWAGE DISPOSAL SYSTEM.
- 3. NO PUBLIC MAINTENANCE OF ROADS.
- 4. NONE OF THE LOTS SHOWN HERE SHALL BE FURTHER DIVIDED.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN NOVEMBER, 2001, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

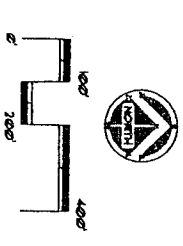
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 20th DAY OF July, 2001.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 02/28/04

Shirley J. Apple
NOTARY PUBLIC



PLAT PREPARED BY:
CIVIL ENGINEERING PROFESSIONALS, INC.
355 NORTH LINCOLN STREET
CASPER, WYOMING 82601
NOVEMBER, 2001



GEARY DOME ESTATES

A SUBDIVISION
BEING A PORTION OF THE

NATRONA COUNTY WYOMING

OWNER OF RECORD OF LOT 1:
Richard Wilkison
RICHARD WILKISON
1719 E. GEARY DOME ROAD
EVANSTON, WYOMING 82636

Wille Wilkison
WILLE WILKISON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD AND WILLE WILKISON, THIS DAY OF October, 2001.

Wille Wilkison
WILLE WILKISON
NOTARY PUBLIC

OWNER OF RECORD OF LOT 2:
John Ellis
JOHN ELLIS
2288 E. BERGERTSON ROAD
CASPER, WYOMING 82604

John Ellis
JOHN ELLIS
NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN ELLIS, THIS DAY OF January, 2001.

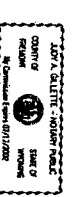
John Ellis
JOHN ELLIS
NOTARY PUBLIC

OWNER OF RECORD OF LOT 3:
MILLENNIUM BUSINESS GROUP, WEST

Marilynne Midouar
MARILYNNE MIDOUAR
NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES KERRETT AND MARILYNNE MIDOUAR, THIS DAY OF July, 2001.

James Kerrett
JAMES KERRETT
NOTARY PUBLIC



James Kerrett
JAMES KERRETT
NOTARY PUBLIC