



RECORDED Aug 6 1979 AT 4:26 O'CLOCK PM  
INSTRUMENT NO. 232426  
JOHN J. TOBIN COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS - WISE MOBILE HOME PARK  
SUBDIVISION AGREEMENT

THIS AGREEMENT, made and entered into this 22 day of June, 1979, by and between the Board of County Commissioners, Natrona County, Wyoming, hereinafter referred to as "Board", and Gerald D. Smith and Gertrude M. Smith, husband and wife, hereinafter designated as "Owner".

WITNESSETH:

WHEREAS, owner is the legal owner of all lands which comprise Lots 1-72, inclusive, Wise Mobile Home Park, a subdivision of Natrona County, Wyoming, a copy of a plat which is attached hereto as Exhibit "A", and made a part hereof; and

WHEREAS, the owner has requested that the Board of County Commissioners approve said plat under the terms and conditions of the Wyoming State Statutes; and

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

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

NOW, THEREFORE, the parties hereto agree as follows:

I.

OBLIGATIONS OF OWNER

The owner, within 60 days after receiving written direction from the Board, shall, 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, in concrete, showing the number of the corner, identifying initials of the surveyor or company making the survey. If the

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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.

8. Block and lot corners, points of tangency (PT's) and points of curve (PC's) of all curves shall be marked by No. 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 work 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 Engineer, and upon completion of the roadway construction.

**1.2 Roadway Classification:**

- A. All roadways within the subdivision shall be classified as minor residential with 50' rights-of-way, 30'0" earthgrade widths, two 12'0" travelways, two 3'0" shoulders at 6:1 slope, and two 10'0" borrow pits. The roadways shall be graveled and have a minimum of 6" of grading "W", as defined by the Wyoming Highway Department Specifications, 1974 Edition.
- B. The County Engineer, based upon a soils test prepared and certified by the owner or owner's engineer, may alter the above construction standards.

**1.3 Construction of Roadways:**

- A. All work done on roadways within the subdivision shall conform to the specifications set forth herein and shall cover the preparation and placing of crushed aggregate base surfacing on roads within the County. Prior to the construction of aggregate base surfacing, all soils tests shall be submitted to the County Engineer for his review and approval.

**B. Crushed Base Aggregate:**

Gravel used for crushed base surfacing shall be composed of clean, hard, durable, natural stone or aggregate having the following gradations after crushing is completed.

Sieve Size	% Passing by Weight	
	Minimum	Maximum
1"	95	100
3/4"	70	95
#4	40	60
#8	30	50
#200	3	12

The crushed stone shall have a percentage of wear not more than 50% when tested in accordance with A.A.S.H.O. T96 (Los Angeles Abrasion Test).

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The fraction passing the No. 4 sieve shall have a plasticity index of not greater than 6, as determined by A.A.S.H.O. T-89, T-90 and T-91.

The fraction passing the No. 4 sieve shall be composed of at least 35%, by weight, of particles having at least one fractured face.

There shall be no soft lumps, clay balls, or thin elongated stones, in excess of 3% of the total sample.

C. Placement of Crushed Base:

A crushed base must be applied in accordance with the Natrona County Standards and subject to the approval of the County Engineer.

1.4 Construction Sequence:

All roadways within the subdivision shall be constructed in an orderly sequence as the addition is developed and built upon, weather conditions permitting, so that there will be no gaps left in surfacing or other off-site improvements.

1.5 Maintenance of Roadways:

Maintenance of all roadways within the subdivision shall be the responsibility of the owner.

1.6 Certification:

The owner shall certify, in writing, that the roadways within the subdivision have been constructed to the specifications set forth in this agreement. The owner shall maintain the same for a period of one year from the date of certification, at which time the County Engineer or other designated County official will inspect the construction thereof, for compliance with this agreement and the Natrona County Subdivision Regulations. The County will approve or disapprove said roadway construction, in writing, and so notify the owner. If said roadway construction is disapproved, the County shall notify the owner of the deficiencies. If the deficiencies are not corrected to the satisfaction of the Board within a specified time frame, the Board may proceed with legal action for non-performance of this agreement.

1.7 Grading and Erosion Control:

- A. An approved erosion control plan must be submitted to the County Engineer and County Planner prior to starting construction.
- B. Top soils shall be removed, stock piled and replaced.
- C. Fill areas shall be filled in 6" lifts and compacted to optimum moisture and density.
- D. Moisture content shall be within +2 or -4 percentage points of optimum.

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- E. Compaction shall be 95% of A.A.S.H.O. T-99.
- F. The owner shall reseed all construction easements and exposed slopes, including approaches, in accordance with acceptable standards established for Natrona County. Said method of reseeded must be approved by the County Road and Bridge Superintendent and the County Planner.
- G. The erosion control plan shall include a provision to prevent the overgrazing of the land by livestock as well as a conservation plan for the revegetation of the area.

**1.8 Street Signs and Other Traffic Control Devices:**

Street signs and other traffic control devices shall be furnished and erected at all intersections, regardless of other route markings in accordance with the Manual of Uniform Traffic Control Devices for Streets and Highways. The owner shall install 4 stop signs and 8 street signs to the following specifications:

- A. Stop signs shall be 30" by 30" with a mounting height of not less than 6'. Said signs shall be mounted on a 2" galvanized pipe set in concrete and located on the right side of the roadway when approaching the intersection.
- B. Street signs shall have a green background with white numbers or lettering (letters minimum of 4" in height). The signs shall be mounted on a 2" galvanized pipe set in concrete and located on the left side of the intersection, 6' off of the shoulder. The mounting height shall be 7' from the bottom of the sign.

**1.9 Storm Sewer Requirements:**

- A. Minimum 18" diameter culverts shall be installed at all crossings and approaches and other locations, as required by the County Engineer. Said culverts shall conform to the requirements of A.A.S.H.O. M-64 or A.S.T.M. A-142 for the specified diameter and strength class.
- B. The owner shall provide the County Engineer and County Planner with a complete plan or profile of all proposed drainage.
- C. The owner shall certify, in writing, that the culverts have been installed to the specifications set forth in the Natrona County Subdivision Regulations and this agreement, and shall maintain the same for a period of not exceeding one year after the certification, at which time the County Engineer or other designated County official will inspect the installation thereof, for compliance with this agreement and the Natrona County Subdivision Regulations. The County will approve or disapprove the installation of the culverts, in writing, and so notify the owner. If said culvert installation is disapproved, the County shall notify the owner of the deficiencies. If the deficiencies are not corrected to the satisfaction of the Board within a specified time frame, the Board may proceed with legal action for non-performance of this agreement.

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**1.10 Water Service:**

Water service will be provided by the Wardwell Water and Sewer District.

**1.11 Sewer Service:**

Sewer service shall be the responsibility of each individual property owner, however, the Natrona County Health Department must approve the subdivision for the location of septic tank systems. In addition to approval by the Health Department, the owner must provide the Board with a copy of the percolation tests for each lot which must be certified by an engineer. Said test results shall be filed and recorded with the contract documents between the owner and the Board.

**1.12 Utilities:**

All utilities shall be underground.

**1.13 Fire Hydrants:**

The owner shall provide six fire hydrants, Mueller 107, or equivalent.

**1.14 Covenants:**

The owner shall prepare and submit a copy of the covenants for said subdivision to the Board, which shall be attached hereto as Exhibit "B" and made a part hereof.

**1.15 Park Contribution:**

The owner shall pay to the County a cash amount equal to at least 6% of the raw land value of the total land area of the proposed subdivision. Said cash payment shall be used for the development or acquisition of park land within this section of the County. For the purpose of this agreement, the raw land value of said subdivision shall be \$71,650.00 dollars. The total cash payment to the County shall be \$4,299.00.

**1.16 Financial Commitment:**

In order to assure that the owner has the financial resources to complete the construction of all off-site improvements, the owner shall submit an acceptable letter of credit or some other form of financial certification to the Board.

**1.17 Resubdivision of Lots:**

The owner agrees that there will be no further subdivision of lots unless replatted and submitted to the Board for their approval.

**1.18 Compliance with Applicable Laws:**

The owner agrees to comply with all State laws and rules and regulations promulgated thereunder.

**1.19 Hold Harmless Clause:**

The owner further specifically agrees to hold the Board and all persons acting by and through the Board harmless from any claims or causes of action whatsoever brought

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against it as a result of the owner's negligence in complying with the terms of this agreement, and further to indemnify the Board and all persons acting by, through and under the Board from any claims or causes of action whatsoever arising out of the owner's negligence in complying with this agreement. Further, that this hold harmless clause and indemnification shall expire upon the completion of the terms of this agreement by the owner.

II.

OBLIGATIONS OF BOARD

The Board shall rezone or cause to be rezoned Lots 1-72 Wise Mobile Home Park, from O-D (Open District) to R-M (Mixed Density Residential), with the provision that a conditional use permit be issued for the construction of a 72-unit mobile home park.

THIS AGREEMENT shall be binding upon and shall insure to the benefit of all parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first written above.

BOARD OF COUNTY COMMISSIONERS  
Natrona County, Wyoming

*John P. Burke*  
John P. Burke, Chairman

*Frank L. Schultz*  
Commissioner

*Frank L. Schultz*  
Commissioner

OWNERS  
*Gerald D. Smith*  
Gerald D. Smith

*Gertrude M. Smith*  
Gertrude M. Smith

ATTEST:

John J. Tobin  
County Clerk

ACKNOWLEDGMENT

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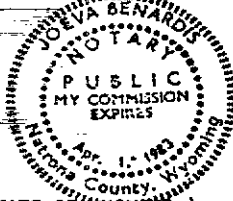


STATE OF WYOMING )  
COUNTY OF NATRONA )

ss.

The foregoing instrument was acknowledged before me by John P. Burke,  
Chairman; and Walt Fowler, Commissioner; and Frank L. Schulte  
Commissioner; Board of County Commissioners, Natrona County, Wyoming,  
this 22 day of June, 1979.

Subscribed and Sworn to this 22 day of June, 1979.



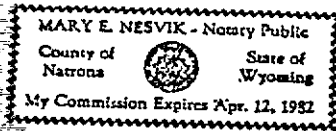
John Scardis  
Notary Public

STATE OF WYOMING )  
COUNTY OF NATRONA )

ss.

The foregoing instrument was acknowledged before me by Gerald D. Smith  
Gertrude M. Smith, husband and wife, owners of Wise Mobile Home Park,  
the 12th day of April, 1979.

Subscribed and Sworn to this 12th day of April, 1979.



Mary E. Nesvik  
Notary Public

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EXHIBIT "B"

WELCOME TO PLAINVIEW MOBILE HOME PARK

We are requesting that you read and sign the following rules and regulations governing the registration of this park.

**SPEED LIMIT:** Will be 15 mph in the park.

**ALL TENANTS MUST REGISTER AT THE MANAGER'S OFFICE AND SIGN A SET OF RULES**

**RENTS:** 1. A DEPOSIT OF \$100.00 is required. This deposit will be refunded provided management has received (15) fifteen day notice, and facilities are clean and undamaged when resident moves.

2. Rents are due and payable on or before the first of each month and are considered delinquent after the 5th day of each month. Persons who are delinquent will be subject to a "delinquent charge" of \$1.00 per day above normal rent.

**PETS:** ALL PETS ALLOWED IN THE PARK MUST BE APPROVED BY MANAGEMENT.

**YARDS:** 1. Each tenant is responsible for their yard. It must be kept neat and clean.

2. All lawns must be kept mowed and watered. If the manager must do it there will be a mowing charge and watering charge each time service is done.

3. No fences other than approved by the management.

4. All permanent type plants (trees, shrubs, etc.) become the property of Plainview Mobile Home Park and may not be removed.

5. Shrubbery is highly encouraged.

**SKIRTING:** 1. Skirting of each mobile home is to be completed within 30 days after move in. NO BLACK CELOTEX.

**ADDITIONS:** 1. Such items as steps, storage buildings, awnings, patio covers, car ports, and any other additions to the exterior of the mobile home must FIRST be approved by the management. These must be factory fabricated or built by a skilled craftsman. Furnishings for the patio/porches will be restricted to "Patio Type" furniture and equipment. Use of other types of furniture and equipment must be approved by the management.

**VEHICLES:** 1. No commercial vehicles over 3/4 ton permitted.

2. Only two vehicles permitted parked at each space unless approved by management. Includes motorhomes, boats, etc.

3. No washing of cars.

4. **REPAIRING:** No servicing, repairing, or overhauling of cars is permitted on the individual lots.

5. Motorcycles and scooters are permitted in the park; however, use is restricted to travel on the most direct route from owners space to park entrance.

6. Excessive noise or speed of motorcycles and motorbikes will not be tolerated.

**CHILDREN:** 1. Children must play in the recreation area or in their own yards.

2. Air rifles, pellet guns, slingshots, bow and arrows, fireworks, and rock throwing are not allowed in the park.

**DAMAGE TO PARK PROPERTY:**

1. Damage by movers and set-up crews will be reported to the management. Residents must pay for damages caused by their own or their guests negligence. Failure to do so will result in an appropriate deduction from residents past rent payment.

2. The owner and management of Plainview Mobile Home Park will not be held responsible for loss or damage to property or vehicles of resident or guest by fire, theft, or acts of God, or personal injury any place on Plainview Mobile Home Park Property.

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MISCELLANEOUS:

1. No loud parties, drunkenness or immoral conduct will be tolerated.
2. Two weeks notice must be given at the office for vacating your space.
3. Storage of bottles, cans, boxes, equipment, old cars, etc. around the mobile home will not be tolerated.
4. Permission must be obtained from the manager before installing storage shed.
5. Heat tape must be on all mobile homes.
6. DO NOT PUT RAGS, ETC., IN THE COMMODE. Sewer storage at your site would entail a service call for which you will be charged.
7. Trash and garbage will be picked up. Garbage must be kept in one of many containers with lids provided by the Park.
8. Each tenant is responsible for all utilities from the distribution point to his site.
9. Two families will NOT reside in one mobile home. You may not sublet a room.
10. All incoming mail must have a box number. Office will not be responsible for sorting mail.
11. No mobile home shall be sold with the space included without prior approval of management.
12. No mobile homes over 5 years of age will be accepted, and no mobile home over 10 years of age will be allowed to remain in the park on change of ownership.

Signature

*Plaintiff - Mobile Home Court, by:*  
*Donald D. Smith*



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Harold Wise  
 Name

West of I-25  
 Wardwell Exchange  
**WORTHINGTON, LENHART & CARPENTER, INC.**  
 632 South David Street, Casper, Wyoming  
 (307) 237-3739

PERCOLATION TEST RESULTS

Date: 4/12/78

Legal Description:

Subdivision: Wise Mobile Home Park

T 34 N, R 79 W

Block: # 2

Lot: 4 + 13

Observation hole. Soil finding: 10' - 6' Blow Sand, 4' Sandy Clay, no ground

water

No.	Stabilized Rate	Soil Finding	Depth	Ground Elevation	Time Soaked
1	7.3 min./1"	3' Blow Sand	36"	same as SE corner	17½ hrs.
2	10 min./1"	3' Blow Sand	36"	same as SE corner	17½ hrs.
3	10 min./1"	3' Blow Sand	36"	same as SE corner	17½ hrs.

Test taken by: Burton W. Hull

Signature: Burton W. Hull

These tests were taken in accordance with Natrona County Design Standards and attested to by me on the 12 day of April, 1978.

E. C. Lenhart  
 E. C. Lenhart, Wyoming Registration No. 520, Professional Engineer & Land Surveyor.

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Harold Wise  
 Name

WORTHINGTON, LENHART & CARPENTER, INC.  
 632 South David Street, Casper, Wyoming  
 (307) 237-3739

PERCOLATION TEST RESULTS

Date: 4/12/78

Legal Description:

Subdivision: Wise Mobile Home Park

Block: # 3

Lot: ~~4~~ 4 + 15

Observation hole. Soil finding: 10' - 2' Blow Sand, 4' Sandy Clay, 4' Shale

No ground water

Hole No.	Stabilized Rate	Soil Finding	Depth	Ground Elevation	Time Soaked
1	8 min./1"	3' Blow Sand	36"	2' above SE corner	17½ hrs.
2	7.3 min./1"	2' Blow Sand 1' Sandy Clay	36"	2' above SE corner	17½ hrs.
3	8.9 min./1"	3' Blow Sand	36"	2' above SE corner	17½ hrs.

Test taken by: Burton W. Hull

Signature: Burton W. Hull

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E. C. Lenhart  
 E. C. Lenhart, Wyoming Registration No. 520, Professional Engineer & Land Surveyor.

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Harold Wise

Name

WORTHINGTON, LENHART & CARPENTER, INC.  
 632 South David Street, Casper, Wyoming  
 (307) 237-3739

PERCOLATION TEST RESULTS

Date: 4/12/78

Legal Description:

Subdivision: Wise Mobile Home Park

Block: # 4

Lot: ~~4~~ 4 + 15

Observation hole. Soil finding: 10' - 8' Blow Sand, 2' Sandy Clay, no ground water

Sample No.	Stabilized Rate	Soil Finding	Depth	Ground Elevation	Time Soaked
1	11.4 min./1"	2' Blow Sand 1' Sandy Clay	36"	6' above SE corner	17 hrs.
2	6.7 min./1"	3' Blow Sand	36"	6' above SE corner	17 hrs.
3	6.1 min./1"	3' Blow Sand	36"	6' above SE corner	17 hrs.

Test taken by: Burton W. Hull

Signature: Burton W. Hull

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E. C. Lenhart  
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Harold Wise  
 Name

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 632 South David Street, Casper, Wyoming  
 (307) 237-3739

PERCOLATION TEST RESULTS

Date: 4/12/78

Legal Description:

Subdivision: Wise Mobile Home Park

Block: # 1

Lot: 5

Observation hole. Soil finding: 10' - 6' Blow Sand, 4' Clay, No ground water

Hole No.	Stabilized Rate	Soil Finding	Depth	Ground Elevation	Time Soaked
1	11.4 min./1"	Blow Sand	36"	same as NE corner	18½ hrs.
2	8 min./1"	Blow Sand	36"	same as NE corner	18½ hrs.
3	5.8 min./1"	Blow Sand	36"	same as NE corner	18½ hrs.

Test taken by: Burton W. Hull

Signature: Burton W. Hull

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E. C. Lenhart  
 E. C. Lenhart, Wyoming Registration No. 520, Professional Engineer & Land Surveyor.

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Harold Wise Name

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 632 South David Street, Casper, Wyoming  
 (307) 237-3739

PERCOLATION TEST RESULTS

Date: 4-12-78

Legal Description:

Subdivision: Wise Mobile Home Park

Block: #1

Lot: 14

Observation hole. Soil finding: 9' - 3' blow sand, 3' sandy clay, 3' shale. No ground water.

Hole No.	Stabilized Rate	Soil Finding	Depth	Ground Elevation	Time Soaked
1	8 min/1"	2' blow sand, 1' sandy clay	36"	same as NE corner	18½ hours
2	8 min/1"	2' blow sand, 1' sandy clay	36"	same as NE corner	18½ hours
3	8 min/1"	2' blow sand, 1' sandy clay	36"	same as NE corner	18½ hours

Test taken by: Burton W. Hull

Signature: Burton W. Hull

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Harold Wise  
 Name

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 632 South David Street, Casper, Wyoming  
 (307) 237-3739

PERCOLATION TEST RESULTS

Date: 4/12/78

Legal Description:

Subdivision: Wise Mobile Home Park

Block: # 1

Lot: 23

Observation hole. Soil finding: 8' - 2' Sandy Clay, 2' Clay, 2' Shale

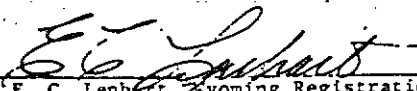
No ground water

Hole No.	Stabilized Rate	Soil Finding	Depth	Ground Elevation	Time Soaked
1	8 min./1"	Sandy Clay	36"	2' below NW corner	19 hrs.
2	13 min./1"	Sandy Clay	36"	2' below NW corner	19 hrs.
3	13 min./1"	Sandy Clay	36"	2' below NW corner	19 hrs.

Test taken by: Burton W. Hull

Signature: Burton W. Hull

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**E. C. Lenhart**, Wyoming Registration No. 520, Professional Engineer & Land Surveyor.