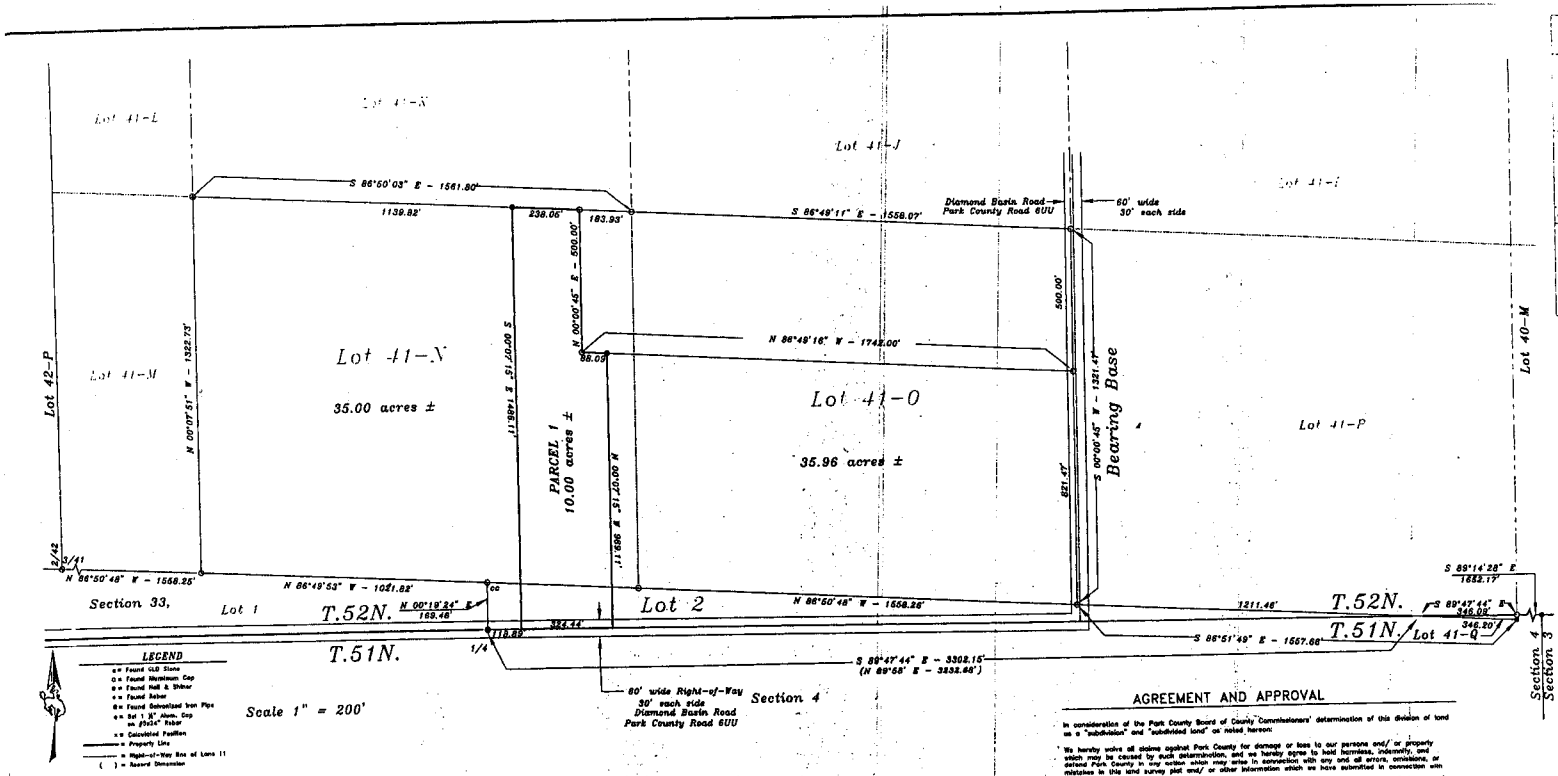
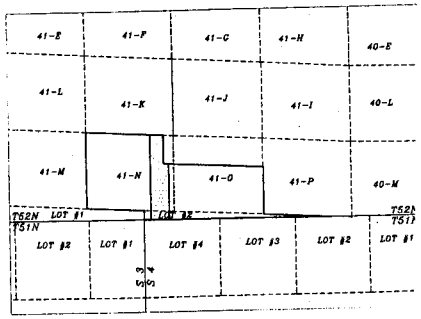


LEGEND

- ● = Found GLO Stone
- ○ = Found Aluminum Cap
- ⊙ = Found Nail & Shiner
- + = Found Rebar
- ⊗ = Found Galvanized Iron Pipe
- ▲ = Set 1 ½" Alum. Cap on #5x24" Rebar
- cc = Calculated Position
- ——— = Property Line
- ——— = Right-of-Way line of Lane 11
- ( ) = Record Dimension



VICINITY MAP

Subdivision Platting Conditions

1. *RIGHT-OF-WAY.* The right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on, and through any and all private roads and driveways or farm/ranch established.

2. *COUNTY, STATE AND OTHER REGULATIONS.* To the extent that applicable county or other governmental regulations, rules, or laws are more restrictive than the paragraphs herein contained, such applicable regulations shall supercede and govern at all times.

3. *RESTRICTIONS RUN WITH THE LAND.* The restrictions herein set forth are binding upon all owners and respective successors-in-interest and run with the land.

4. *REVISION AND/OR AMENDMENT.* The conditions, restrictions, stipulations, agreements, and covenants herein shall not be waived, abandoned, terminated, nor amended except by unanimous written consent of the property owners, and consent of the Board of County Commissioners.

5. *ENFORCEMENT.* In case of any violation of the provisions herein, the Board of County Commissioners may, in addition to other remedies at law, including an action for damages, have such violations enjoined or, in the case of the erection or maintenance of any building, structure, or thing in violation of any of the provisions hereof, may have such building, structure, or thing removed by proper legal procedure. Inaction by the Board of County Commissioners is perfect and enforce their rights shall not be deemed a waiver of the right of enforcement of same, even though such inaction may be of long duration.

6. *VACATION.* This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.

7. *FUTURE SUBDIVISION.* No further subdivision of Parcel 1 will be permitted.

8. *ROAD CONSTRUCTION AND ACCEPTANCE.* The County shall not accept the maintenance of any road and bridge within the boundaries of ANDREN SS-22 SUBDIVISION until and unless the road or bridge meets all County road and bridge specifications and all requirements of the Statutes of the State of Wyoming in effect at the time a petition for acceptance is filed with the Park County Board of County Commissioners. The Board of County Commissioners shall have sole authority to determine whether or not to accept maintenance. Nothing shall require the Board of County Commissioners to assume maintenance.

9. *SEVERABILITY.* Invalidation of any of these restrictions or agreements by judgement or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

10. *RESTRICTIONS RUN WITH THE LAND.* The restrictions herein set forth are binding upon all owners and respective successors-in-interest and run withe the land.

PLANNING COMMISSION RECOMMENDATION

The Park County Planning and Zoning Commission received no objections or has heard all objections to the proposed subdivision and hereby recommends this plat for approval.

CHAIRMAN: Alan Liggin

ATTEST: Karen Carter
Acting Park County Planning and Zoning Commission Secretary

DATE: 2/27/03

Certificate of Dedication

Know all persons by these presents: That Melvin W. Andren is the owner of the land described as follows: Lot 2 in Section 33, Lot 41-N and Lot 41-O in Resurvey T.52N., R.102W., on file in the Office of the County Clerk, Park County, Wyoming, as described in Document No. 172-23, excepting that portion of Lot 41-N and Lot 41-O described in Document No. 2002-8146 and having a gross area of 80.98 acres more or less, located in Park County, Wyoming. Under the name and style of ANDREN SS-22 SUBDIVISION have laid out, platted, and subdivided same as shown on this plat, and by these presents do hereby dedicate to the County of Park, State of Wyoming for the use of the public, the rights-of-ways shown hereon for use as such and hereby dedicate all easements of record in the Park County Clerk and Recorders Office or that may be apparent on the ground to the County of Park for the use by utility and irrigation companies in the installation and maintenance of utility lines and facilities. It is understood that dedication of public rights-of-way for streets and roads does not necessarily result in acceptance of roads constructed therein for maintenance by the County of Park. In witness whereof, the said owner Melvin W. Andren has caused his name to hereon to be subscribed this 26 day of February 2003.

Melvin W. Andren
Melvin W. Andren

DATE: Feb 26, 2003

STATE OF COLORADO } SS
COUNTY OF LOS ANIMAS }

The foregoing approval was acknowledged before me by Melvin W. Andren on this 26 day of February, 2003.
Witness my hand and official seal

Pauline J. Bach
NOTARY PUBLIC
535 E. Main St.
Trinidad, Co. 81082

MY COMMISSION EXPIRES: 10-03-06

AGREEMENT AND APPROVAL

In consideration of the Park County Board of County Commissioners' determination of this division of land as a "subdivision" and "subdivided land" as noted hereon:

We hereby waive all claims against Park County for damage or loss to our persons and/or property which may be caused by such determination, and we hereby agree to hold harmless, indemnify, and defend Park County in any action which may arise in connection with any and all errors, omissions, or mistakes in this land survey plat and/or other information which we have submitted in connection with this request.

We hereby further acknowledge and state under oath that we are the legal owners of the property described hereon.

We hereby further agree that this plat when recorded in the Office of the Park County Clerk and Recorder establishes vested property rights.

We hereby agree to abide by the conditions and stipulations contained herein.

In witness whereof, the said owner - Melvin W. Andren has caused his name to hereon to be subscribed this 26th day of February, 2003.

Melvin W. Andren
Melvin W. Andren

STATE OF COLORADO } SS
COUNTY OF LOS ANIMAS }

The foregoing approval was acknowledged before me by Melvin W. Andren on this 26 day of February, 2003.
Witness my hand and official seal

Pauline J. Bach
NOTARY PUBLIC
535 E. Main St.
Trinidad, Co. 81082

MY COMMISSION EXPIRES: 10-03-06

Board of County Commissioners Approval & Subdivision Permit

This plat is hereby approved and the subdivision permit granted by the Board of County Commissioners of Park County, Wyoming this 4th day of March 2003 A.D., In Witness whereof, I have hereunto set my hand this 4th day of March 2003.

Timothy Mauro
Chairman, Park County Commissioners

ATTEST: Karen Carter
Park County Clerk

Date: 3-4-03

STATE OF WYOMING COUNTY CLERK PARK COUNTY

CERTIFICATE OF SURVEYOR

I, Paul R. Campbell of Cody, Wyoming hereby certify that this map of ANDREN SS-22 SUBDIVISION was made from notes taken during an actual survey performed under my direct supervision during January, 2003 and correctly represents record and field survey information along existing tracts or parcel boundaries and Lots 41-N and Lot 2, Section 33, Resurvey T.52N., R.102W., 6th P.M., Park County, Wyoming.

Professional Land Surveyor PAUL R. CAMPBELL LS5271 STATE OF WYOMING
Paul R. Campbell 3/4/03
PAUL R. CAMPBELL
WYOMING REGISTRATION NO. 2571 L.S.

STATE OF WYOMING } SS
COUNTY OF PARK }

The foregoing certificate was acknowledged before me by Paul R. Campbell this 4th day of February, 2003.
Witness my hand and OFFICIAL SEAL

Public Notary Seal County of Park State of Wyoming My Commission Expires November 16, 2006

Scott A. Cooper
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/16/06

NOTES

1. Two percolation tests indicate slow percolation rates in this area. A special septic system or drainfield may be required in this area to comply with regulations.

County Clerk's Certificate

This plat was accepted for filing in the office of the Park County Clerk and Recorder on this 6 Day of March 2003 at 1:47 o'clock P.M. and duly recorded in Microfilm book G records on page 118
document # 2003-1980

KAREN CARTER
Park County Clerk

BY: B. Robinson
Deputy

Final Plat

SHOWING

ANDREN SS-22 SUBDIVISIC
A ONE-LOT SUBDIVISION

within

Lot 41-N and Lot 2
of Section 33,
Resurvey T.52N., R102W., 6th P.M.,
Park County, Wyoming

CAMPBELL & ASSOCIATES — LAND SURV
CODY, WYOMING — MARCH,
WO 0305, V-1, BK-A260, PG-03