DECLARATION OF RESTRICTIONS, CONDITIONS AND COVENANTS OF THE MEADOWBROOK SUBDIVISION, PARK COUNTY, STATE OF WYOMING

This declaration made this 31 st. day of July, 1991, by Intermountain Insurance, a Corporation, hereinafter referred to as "Declarants", as owners of the following described property in Park County, Wyoming, to-wit:

Meadowbrook Subdivision located in Park County, Wyoming, as set forth on that certain survey map or plat entitled:

Meadowbrook Subdivision in Lot 61P & 61Q Williams Subdivision, Township 52 North, Range 101 West, Park County, Wyoming.

said plat having been recorded in the Office of the Recorder of Deeds of Park County, Wyoming.

WHEREAS, it is the desire and intention of the Declarants to sell the above described real property and to impose upon it mutual and beneficial restrictions, conditions, easements and covenants under a general plan or scheme of improvement for the benefit of all the said lands and the future owners of said lands,

NOW, THEREFORE, said owners hereby declare that all of the property described above is held and shall be held, conveyed, hypothecated, or encumbered, leased, rented, used, occupied, and improved subject to the following limitations, restrictions and covenants, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement and sale of the lands; and are established and agreed upon for the purposes of enhancing and protecting the value, desirability and attractiveness of the lands and every part thereof, and all of which shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the described lands or any part thereof.

I.

DECLARANT

Whenever the term "Declarants" appears herein, it shall include the Declarants hereof, their successors or assigns.

II.

DURATION OF RESTRICTIONS: All of the conditions, covenants, and reservations set forth in this Declaration of restrictions shall

continue and remain in force and effect at all times against said property and the owners thereof, subject to the right of change or modification provided for herein, until twenty-five years, and shall as then in force be continued for a period of twenty years, and thereafter for successive periods of twenty years each without limitation, unless a written agreement is executed by the then record owners of more than three-fourths in area of said property exclusive of streets, parks, and open spaces. Said agreement shall be placed on record in the Office of the County Recorder of Park County, stating which of the said conditions or covenants are changed, modified or extinguished in whole or in part as to all or any part of the property originally subject thereto, in the manner and to the extent therein provided.

III.

MUTUALITY OF BENEFIT & ENFORCEMENT

All of said restrictions, conditions, easements, covenants, provisions, agreements, liens and charges set forth herein are made for the mutual and reciprocal benefit of each and every lot shown on said map and are intended to create mutual, equitable servitudes upon each said lots in favor of each and all other lots shown on said map; to create reciprocal rights between the respective owners of all the lots shown on said map; to create a privity of contract and estate between the grantees of said lots, and their heirs, successors and assigns; and shall as to the owner of each lot in said subdivision, his heirs, successors or assigns, operate as covenants running with the land for the benefit of each and all other lots in said subdivision and their respective owners.

Right to Enforce: The provisions contained in this Declaration shall bind and inure to the benefits of and be enforceable by Declarants, by the owner or owners of any portion of said property, their and each of their legal representatives, heirs, successors and assigns, and failure by Declarants, or any property owner, or their legal representative, heirs, successors or assigns to enforce any of said restrictions, conditions, covenants, or reservations shall in no event be deemed a waiver of the right to do so thereafter.

IV.

LAND USE

All lots, tracts and parcels of the subdivision shall be used only as herein set forth and such designated usage can be changed only by the approval of the Architectural Control Committee as provided for herein. All lots of the subdivision shall be used only for family residence, except those lots whose use is specifically indicated for purposes other than family residence as set forth herein, except that nothing contained in this Declaration shall be construed to prevent Declarants from erecting and maintaining or authorizing the erection

and maintenance of structures and signs for the development and sale of the subdivision while the same or any part thereof is owned by Declarant.

Unless otherwise provided herein no building shall be erected, altered, placed or permitted to remain on any lot, other than a single family dwelling and a private garage for not more than three (3) cars. Townhomes or Condominiums shall be permitted and guest homes shall be permitted if approved by the Architectural Control Committee.

V.

APPROVAL TO BUILD - ARCHITECTURAL CONTROL COMMITTEE

A. All plans and specifications for any building, swimming pool, fence, wall or other structures whatsoever to be erected on or moved upon or to any lot, and the proposed location thereof on any lot or lots, the roofs and exterior color schemes thereof, any later changes or additions thereto after initial approval thereof, and any remodeling, reconstruction, alterations, or additions to any building or other structures on any lot shall be subject to and shall require the approval, in writing, of the Architectural Control Committee, as the same is from time to time composed, before any such excavation, construction, remodeling, or addition work is begun.

B. The Architectural Control Committee shall approve or disapprove plans, specifications and details within fifteen (15) days from the receipt thereof. Two (2) sets of said plans and specifications and details with the approval, or disapproval, endorsed thereon, shall be returned to the person submitting them, and the other copy thereof shall be retained by the Architectural Control Committee.

C. The Architectural Control Committee shall have the right to disapprove any plans, specifications or details submitted to it as aforesaid in the event such plans, specifications and details are not in accordance with all of the provisions of this Declaration, if the design or color schemes of the proposed building or other structure is not in harmony with the general surroundings of such lot or with the adjacent buildings or structures, if the plans and specifications or details, or any part thereof, are contrary to the interest, welfare, or rights of all or any part of the real property subject hereto, or the owners thereof, all in the sole discretion of the Architectural Control Committee. The decisions of the Architectural Control Committee shall be final.

D. Neither the Declarants, the Architectural Control Committee nor any architect or agent thereof or of Declarants shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing, nor for any structural or other defects in any work done according to such plans and specifications.

E. The Architectural Control Committee is composed of five members, who have been appointed by the Declarants on the date of recording these covenants or if less than five property owners are available for appointment, Declarants shall fill the vacant appointments.

A majority of the Board of Directors of Intermountain Insurance, Inc. shall have the permanent right to appoint one member of the Architectural Control Committee. This appointment will be made annually for a term of two years.

The term "lots" as used herein shall mean a single building site rather than a platted lot in the subdivision unless said lot is also the complete building site for a single family unit.

When 75% of all of the lots in said subdivision have been sold by Declarants the owners of all of the lots, shall vote for the election, by a majority of those casting votes, for the filling of any vacancy on the Architectural Control Committee, except as stated above. Each lot owner or owners shall be entitled to one vote.

Prior to the sale of 75% of the lots in the subdivision by the Declarants, any vacancy shall be filled by the remaining member or members of the said Architectural Control Committee, or, if no members are available, by Declarants. The Architectural Control Committee may appoint advisory committees from time to time to advise it on matters pertaining to the subdivision. There shall be submitted to the Architectural Control Committee two (2) complete sets of plans and specifications for any and all improvements, the erection or alteration of which is desired, and no structures or improvements of any kind shall be erected, altered, placed or maintained upon any lot unless and until the final plans, elevations and specifications therefore have received such written approval as herein provided. Such plans shall include plot plans showing the locations on the lot of the building, wall, fence, or other structure proposed to be constructed, altered, placed or maintained, together with the proposed color scheme for roofs and exteriors thereof.

VI

LOT AREA

No lot shall be subdivided, or its boundary lines changed, except with the written consent of the Declarants. However, Declarants hereby expressly reserve the right to replat any two (2) or more lots shown on the plat of said subdivision prior to their sale in order to create a modified building lot or lots. The provisions hereof shall apply to each such lot so created.

VII

BUILDING LOCATION

A. No building shall be located on any lot nearer to its front lot line than twenty-five (25) feet therefrom nor nearer than twenty (20) feet to the rear lot line, measured to the foundations of such building.

B. No portion of any building or fence shall encroach upon another lot without approval of Architectural Control Committee.

VIII

NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

IX

EASEMENTS

Perpetual easements are reserved over and across the lots in the subdivision for the purpose of installing, repairing and maintaining, or conveying to proper parties so that they may install, repair and maintain, electric power, water, sewerage, gas, telephone, and similar utility facilities and services, for all the lots and properties in the subdivision are adopted as part of these restrictions; and in instances in which surrounding terrain may necessitate the location of lines outside the precise areas designated as easement areas, access may be had at all reasonable times thereto, for maintenance, repair and replacement purposes, without the lot owner being entitled to any compensation or redress by reason of the fact that such maintenance, repair or replacement work has proceeded. The easements reserved and dedicated under the terms and provisions hereof shall be for the general benefit of the subdivision as herein defined and any other land owned or acquired by Developer in the vicinity thereof, and shall also inure the benefit of and may be used by any public or private utility company entering into and upon said property for the purposes aforesaid, without the necessity of any further grant of such easement rights to such utility companies.

X

TEMPORARY AND OTHER STRUCTURES

No structures of a temporary nature, trailer, basement house, tent, shack, garage, barn or other outbuildings shall be used at any time as a residence either temporarily or permanently, nor shall said structures be permitted on said property at any time.

No old or secondhand structures shall be moved onto any of said lots, it being the intention hereof that all dwellings and other buildings to be erected on said lots, or within said subdivisions, shall be new construction of good quality workmanship and materials. Storage buildings and other outbuildings shall not be permitted without approval of Architectural Control Committee and if approved shall be of construction and design compatible with the residence and shall have a portion of the exterior surface faced with brick.

XI

SIGNS

No billboard of any character shall be erected, posted, painted or displayed upon or about any of said property. No sign, except "For Sale" or "For Lease" signs of customary and reasonable dimensions and design, shall be erected or displayed upon or about said property unless and until the form, dimensions and design of said sign has been submitted to and approved by the Architectural Control Committee. The Architectural Control Committee shall have authority to remove "For Sale" and "For Lease" signs determined by it to be contrary to customary and reasonable dimensions and/or design.

XII

MINING

No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designed for use in working for oil or natural gas shall be erected, maintained or permitted upon any lot.

XIII

ANIMALS

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. Such animals as are permitted shall be strictly controlled and kept pursuant to city and county ordinances.

No pets that are a danger to people or other pets or that create a nuisance by noise, activity, or any other actions shall be permitted.

XIV

GARBAGE & REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Such trash, rubbish, garbage or other waste shall not be kept except in sanitary containers. No rubbish, trash, papers, junk or debris shall be burned upon any lot except that trash may be burned inside homes that are properly equipped with inside incinerator units. Any owner of a lot which is not serviced by a public alley directly to the rear of said lot shall be required to place its garbage cans near the street for collection on days as prescribed by the garbage service. Under any circumstances any type of garbage container may not be left exposed on the front of a lot for a period of time in excess of twelve (12) hours after collection, and no container shall be placed near the street for collection more than twelve (12) hours prior to the designated collection time.

XV

OPEN AREA RESTRICTION

Those areas designated as Open Area Restrictions on the subdivision Plat are so designated so as to provide the maximum open space and unobstructed view to all of the lot owners in the subdivision. No structure or fence shall be built or placed within the lines designated on the Plat as Open Area Restriction.

XVI

VEHICLES

A. Overnight Parking: No vehicle of any kind, including but not limited to automobiles, trucks, tractors, buses, trailers, camping vehicles, boats, boat trailers, snowmobiles, mobile homes, two and three-wheeled motor vehicles, or other wheeled vehicles shall be permitted to be parked on any public street within the subdivision between the hours of 2:00 a.m. and 6:00 a.m.

B. There shall be a minimum of one (1) automobile parking stall of at least eight (8) feet by eighteen (18) feet for each single family residence.

C. All parking stalls shall be constructed entirely within the building setback area as defined herein.

D. All enclosures, shelters, garages or other improvements constructed for the purpose of automobile parking and other vehicles shall be attached to, and form a part of, the structure of the

residence constructed on any lot unless otherwise approved by the Architectural Control Committee.

E. Other than automobiles, no vehicle, including but not limited to trucks, buses, tractors, trailers, campers, recreational vehicles, boats, boat trailers, snowmobiles, two and three-wheeled motor vehicles or other items of the same or similar nature to those named herein, shall be allowed to remain on or in any portion of any lot or street in the subdivision for a period greater than forty eight (48) hours unless said vehicle shall be fully enclosed in a garage or other similar structure which is in full compliance with all of the provisions of these Covenants. No mobile homes shall be allowed.

XVII

STRUCTURES

A. No one story single family dwellings shall be erected having a floor area of less than 1,800 square feet (when measured to exterior walls), exclusive of basements, attics, garages, and porches. Townhome units shall have a floor area of not less than 1,000 sq. ft. per living unit.

B. If any dwelling contains less than 1,800 square feet on the main living level it must have a total floor area of no less than 2,200 square feet (when measured to exterior walls), exclusive of basements, attics, garages and porches.

C. All structures shall be of compatible design and construction and shall include a minimum of 25% masonry (brick or stone) veneer or facing. No log homes, modular homes, or homes of inferior design or construction shall be permitted.

XVIII

FENCES

All fences constructed in the subdivision must be built in accordance with all other articles of these Covenants.

No wall, coping or fence exceeding five (5) feet in height measured from ground surface may be erected or maintained on any lot except as herein provided.

No wall, fence or boundary planting on any lot may be constructed, grown or maintained in such manner as to interfere with the vision of drivers at any intersection of streets or roads.

No fences, or walls of chain link, or wire mesh, shall be allowed. All fences shall be of uniform construction of unpainted wood and

brick. A uniform fence design shall be approved and adopted by the Architectural Control Committee and shall be followed when erecting any fence.

No fence, coping or wall shall be built, erected, constructed or placed on the front yard of any property except by special agreement by the Architectural Control Committee.

All plans for the construction of fences must be submitted to the Architectural Control Committee in accordance with the other terms and conditions set out herein.

XIX

CONSTRUCTION

The construction of the single family residence to be built on each lot must be commenced no later than five (5) years from the date of purchase of the lot. Lot owners must submit their plans to the Architectural Control Committee in accordance with the terms set out herein in time to reasonably comply with this provision. This requirement may be waived by special action of the Architectural Control Committee. Such action shall be recommended if the lot is landscaped and maintained in a similar manner as the adjoining lots.

The construction of improvements shall be completed not later than twelve (12) months from the date upon which excavation was begun.

Within twelve (12) months after completion of the exterior of any structure, the landscaping of the lot must be substantially completed.

Landscaping: Such landscaping shall include, but not be limited to, the preparation for and planting of lawn, grass or other appropriate ground cover and appropriate shrubbery. Should any homeowner fail to comply with the provisions of this section, the Architectural Control Committee shall have power to obtain an order from a court of proper jurisdiction requiring specific performance, or alternatively may complete the landscaping and require the homeowner to pay a reasonable amount for such completion. The amount owing shall constitute a lien on the homeowner's lot and home until such payment is made.

XX

APPEARANCE OF LOTS, REMOVAL OF TREES

A. Each lot, at all times, shall be kept in a clean, sightly and wholesome condition. No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted to remain exposed upon any lot so they are visible from any neighboring lot or road, except as necessary

during a period of construction.

B. No lot shall be used in whole or in part for the storage of any property or thing that will cause such a lot to appear in an unclean, disorderly or untidy condition or that will be otherwise obnoxious. No obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done, placed or stored thereon which may be or become an annoyance or nuisance to the neighborhood or occasion any noise or odor which will, or might, disturb the peace, quiet, comfort or serenity of the occupants of nearby lots.

C. Each purchaser shall be responsible for the maintenance of all property between his side yard lot lines and from his rear lot lines to the street abutting his lot, whether that property is owned by him or by any governmental unit.

D. No sidewalks, curbs, gutters, or street sewer may be installed unless so ordered, directed or installed by the City of Cody, Wyoming.

XXI

MAIL BOX

A standard mail box, approved by the Architectural Control Committee, will be required to be placed at the front of each lot.

XXII

VARIANCES

A. The Architectural Control Committee shall have power to and may allow reasonable variances and adjustments of these conditions and restrictions in order to overcome practical difficulties and prevent unnecessary hardships in the application of the regulations contained herein; provided, however, that such is done in conformity to the intent and purposes hereof; and, provided also that in every instance such variance or adjustment will not be materially detrimental or injurious to other property or improvements in the neighborhood. Variances and adjustments of height, size and setback requirements may be granted hereunder.

B. The Architectural Control Committee may also determine and allow in the respective classifications of lots, additional uses which are of the same character.

C. In the event there shall be governmental regulations which conflict with or prevent works of construction or improvements in the manner as required by the within regulations, these circumstances shall be deemed to constitute practical difficulties, justifying allowances of variances and adjustments of said regulations in order to prevent unnecessary hardship; provided, however, that in every

AMENDMENTS

All or any of the provisions of this Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges, may be annulled, amended, or modified at any time by the filing in the Park County, Wyoming, Recorder's Office of an instrument setting forth such annulment, amendment or modification, executed by the owner or owners of record (as shown by the land records of Park County, Wyoming, at the time OF the filing of such instrument) of seventy-five (75% percent of the property (computed by the number of lots) encompassed within the Meadowbrook I Subdivision. The property encompassed within the Meadowbrook I Subdivision is defined, for the purpose of this paragraph only, as the lots described in the herein referred to map or plat.

XXVII

CAPTIONS

The captions of the various paragraph of this Declaration are for paragraphs of this Declarations are for convenience only and are not a part of the Declaration, and do not in any way limit or amplify the terms or provisions thereof.

XXVIII

ASSIGNMENT OF POWERS

Any and all rights and powers of the Grantor herein contained may be delegated, transferred or assigned. Wherever the term "Grantor" is used herein, it includes assigns or successors in interest of the Grantor.

XXIX

RESERVATION

Grantor hereby reserves the right to deal freely with these protective covenants, to vary, modify, amend, add to, or omit them altogether, without permission or acquiescence of Grantees.

BOOK 195 PAGE 933

IN WITNESS WHEREOF, we have hereunto set forth our hands the 1st day of August, 19 91.

ATTEST:

8-2-91

INTERMOUNTAIN INSURANCE, INC.

STATE OF Wyo

COUNTY OF Park

The foregoing instrument was acknowledged before me by Donald G. Price

This 2nd day of Aug, 19 91

Witness my hand and official seal.

My Commission expires: 2-14-93

Title of Officer

State of Wyoming } ss
County of Park }
This instrument was filed for record
on this 7 day of August
19 91 at 3:11 o'clock P m. and
duly recorded in Microfilm book 195
records on page 921
MARIE FONTAINE, Register of Deeds
By Geraldine Patterson, Deputy
No. 288254

AMENDMENT TO DECLARATION OF RESTRICTIONS, CONDITIONS AND COVENANTS OF MEADOWBROOK SUBDIVISION, PARK COUNTY, STATE OF WYOMING, REGARDING LOTS 74, 76, 78, 80 AND 82 THROUGH 101, INCLUSIVE, OF MEADOWBROOK SUBDIVISION

The Declaration of Restrictions, Conditions, and Covenants of the Meadowbrook Subdivision, Park County, State of Wyoming (hereinafter "DECLARATION OF RESTRICTIONS"), is hereby amended as to Lots 74, 76, 78, 80 and 82 through 101, inclusive, pursuant to Article XXVI of the DECLARATION OF RESTRICTIONS, and signed and executed this 17 day of January, 1994, by Intermountain Insurance Group, a Wyoming corporation (hereinafter referred to as "DECLARANTS"), as owner(s) of the following-described property in the County of Park, State of Wyoming, to wit:

> Lots 74, 76, 78, 80 and 82 through 101, inclusive, of the Meadowbrook Subdivision located in Park County, Wyoming, as set forth on that certain survey map or plat entitled:
>
> > Meadowbrook Subdivision in Lot 61P & 61Q Williams Subdivision, Township 52 North, Range 101 West, Park County, Wyoming.
>
> Said plat having been recorded in the office of the Recorder of Deeds of Park County, Wyoming.

WHEREAS, it is the desire and intention of DECLARANTS to amend the DECLARATION OF RESTRICTIONS and to impose upon the real property described as Lots 74, 76, 78, 80 and 82 through 101, inclusive, of the Meadowbrook Subdivision additional mutual and beneficial restrictions, conditions, easements, and covenants under a general plan or scheme of improvement for the benefit of all of the said lands and the future owners of said lands.

NOW, THEREFORE, DECLARANTS hereby declare that all of the property described above is held and shall be held, conveyed, hypothecated, or encumbered, leased, rented, used, occupied, and improved subject to the DECLARATIONS OF RESTRICTIONS filed on record August 7, 1991, as well as the following Amendment, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement and sale of lands; are established and agreed upon for the purposes of enhancing and protecting the value, desirability, and attractiveness of the lands and every part thereof; and all of which shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the described lands or any part thereof.

XXX
PARTY WALLS

A. Each wall which is built as part of the original construction of any structure on Lots 74, 76, 78, 80 and 82 through 101, inclusive, and placed on the dividing line between the separate family dwelling units shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or wilful acts or omissions shall apply thereto.

B. The cost of reasonable repair and maintenance of a party wall shall be shared by the parties who make use of the wall in proportion to such use.

C. If a party wall is destroyed or damaged by fire or other casualty, any party who has used the wall may restore it, and, if the other parties thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such parties to call for

a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

D. Notwithstanding any other provision of this Article, a party who, by his negligent or willful act causes the party wall to be exposed to the elements, shall bear the whole cost of furnishing the necessary protection against such elements.

E. The right of any party to contribution from any other party under this Article shall be appurtenant to the land and shall pass to such party's successors in title.

F. In the event of any dispute arising concerning a party wall or otherwise under the provisions of this Article, the matter shall be arbitrated by the Architectural Control Committee. In the event that the Architectural Control Committee cannot reach a decision, or chooses not to decide the matter, each party shall choose two (2) arbitrators, and the final decision shall be made by a majority of all of the arbitrators.

XXXI
SUBSEQUENT CHANGES TO THE EXTERIOR OF ANY PROPERTIES JOINED BY A PARTY WALL

All plans and specifications for any subsequent changes or additions to any structure which utilizes a party wall on Lots 74, 76, 78, 80 and 82 through 101, inclusive, including remodeling, reconstruction, alterations, additions, repainting, reroofing, reshingling, residing, or any other changes to any such structure shall be subject to and shall require prior written approval of the Architectural Control Committee. The party seeking to make such changes shall submit a written request

to the Architectural Control Committee, accompanied by written approval of the adjacent lot owner who utilizes the same party wall.

INTERMOUNTAIN INSURANCE GROUP

By _____
DONALD G. PRICE, President

ATTEST:
_____
GLADYS J. PRICE, Secretary

STATE OF WYOMING)
) ss.
COUNTY OF PARK)

On this 17 day of January, 1994, before me personally appeared Donald G. Price and Gladys J. Price, to me personally known, who being by me duly sworn, did say that they are the President and Secretary of Intermountain Insurance Group, that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and that said President and Secretary acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and official seal.

William D. Lamdin Notary Public
County of Park State of Wyoming
My Commission Expires: _____

_____
Notary Public

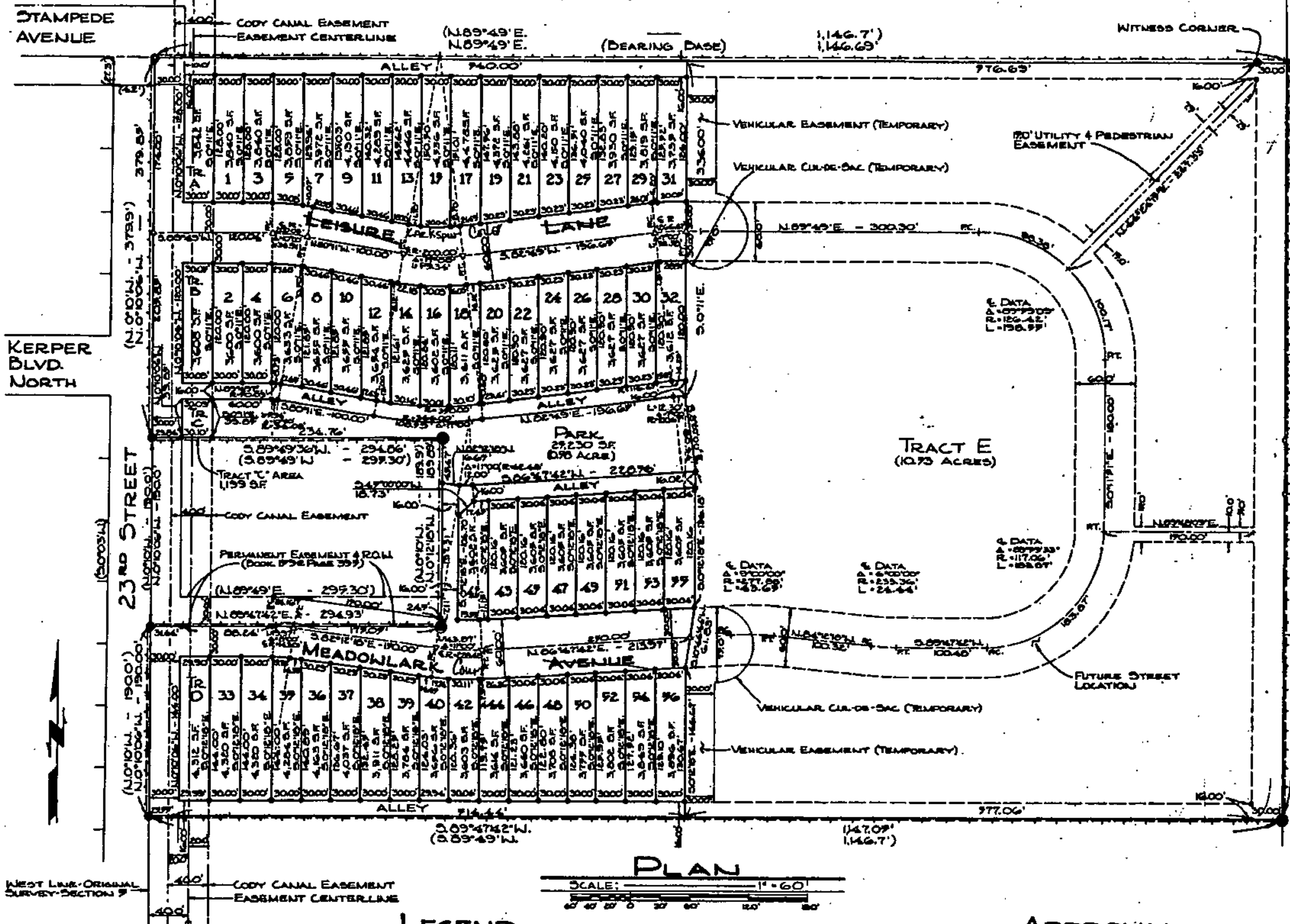
My commission expires:
8/27/95

BCS/sy

INST# 326245 BOOK 0241 PAGE 0336
RECORDED 01/21/94 AT 01:30
BY: MARY LOU LIVESAY , DEPUTY
FEES: 12.00
MARIE FONTAINE, PARK COUNTY CLERI

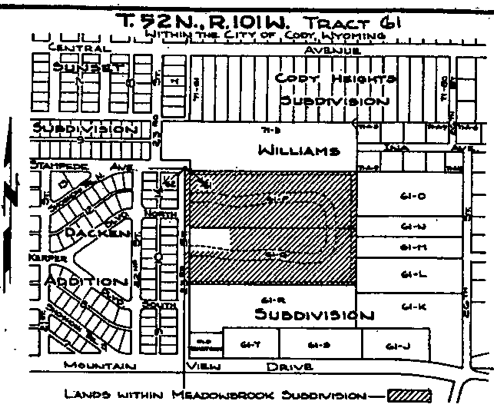
326245

Cedar Ridge Realty



PLAN

SCALE: 1" = 60'



VICINITY MAP

SCALE: 1" = 400'

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF PARK }

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF: LOTS 61-P AND 61-Q OF THE RECORDED PLAT OF THE WILLIAMS SUBDIVISION WITHIN TRACT 61, T.52N., R.101W. OF THE 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING, ACCORDING TO THE GOVERNMENT RESURVEY, EXCEPTING THEREFROM THE WEST 297.30 FEET OF THE NORTH ONE-HALF OF LOT 61-Q THROUGH WHICH THERE EXISTS A PERMANENT EASEMENT & RIGHT-OF-WAY FOR INGRESS, EGRESS AND UTILITIES RECORDED IN BOOK 179 AT PAGE 397 OF THE RECORDS OF THE OFFICE OF THE CLERK OF PARK COUNTY, WYOMING.

THAT WE HAVE CAUSED SAID DESCRIBED LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE MEADOWBROOK SUBDIVISION; THAT THE RESUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT WE HEREBY DEDICATE AND SET APART THE STREETS AND ALLEYS SHOWN HEREON TO THE USE OF THE GENERAL PUBLIC FOREVER. WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF HOMESTEAD.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 27 DAY OF January, 1969.

INTERMOUNTAIN INSURANCE GROUP, INC.
P.O. BOX 70 CODY, WYOMING

BY: [signature] DONALD G. PRICE, PRESIDENT — [signature] GLADYS J. PRICE, SECRETARY

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY DONALD G. PRICE AND GLADYS J. PRICE THIS 27 DAY OF January, 1969. WITNESS MY HAND AND OFFICIAL SEAL.

[signature] NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF PARK }

I, DARVIN D. DIETZ OF CODY, WYOMING HEREBY CERTIFY THAT; DURING THE PERIOD FROM OCTOBER 27TH, 1968 TO JANUARY 26TH, 1969, THE MEADOWBROOK SUBDIVISION WAS SURVEYED BY ME AND UNDER MY DIRECTION; THAT SAID SUBDIVISION IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION ON THIS PLAT WHICH IS DRAWN TO A SCALE OF 1 INCH EQUALS 60 FEET. THE DIMENSIONS OF LOTS ARE GIVEN IN FEET AND DECIMALS OF A FOOT, AND ANY SURPLUS OR DEFICIENCY IS DISTRIBUTED UNIFORMLY IN PROPORTION TO THE MEASUREMENTS SHOWN ON THIS PLAT. EACH LOT BEARS ITS OWN NUMBER. ALL LOT CORNERS ARE AS SHOWN ON THE PLAT. THE NORTH LINE OF TRACT 61, T.52N., R.101W., RESURVEY, BEARING N.89°49'E., WAS USED AS THE BEARING BASE FOR ALL OF THE BEARINGS SHOWN AS OBTAINED DURING THIS SURVEY.

WYOMING REGISTRATION NO. 656 RE. & L.S.

[signature] DARVIN D. DIETZ

LEGEND

- RESUBDIVISION BOUNDARY SHOWN THUS
- INTERIOR LOT LINES SHOWN THUS
- ADJACENT PROPERTY LINES SHOWN THUS
- UTILITY EASEMENT SHOWN THUS
- CODY CANAL EASEMENT SHOWN THUS
- STREET CENTERLINES SHOWN THUS
- STANDARD BRASS CAP SET THIS SURVEY SHOWN THUS
- PROPERTY CORNERS SET THIS SURVEY (REBAR W/2" ALUMINUM CAP) SHOWN THUS
- 2" PIPE W/BRASS SCREW SET IN CONCRETE W/MONUMENT BOX FOUND THIS SURVEY SHOWN THUS
- STREET P.I. MONUMENT W/BOX TO BE SET AT TIME OF STREET CONSTRUCTION SHOWN THUS
- BEARING AND DISTANCE OF RECORD (RECORDED PLATS) SHOWN THUS — (N.89°49'E. - 1,146.7')
- BEARING AND DISTANCE OBTAINED THIS SURVEY SHOWN THUS — N.89°49'E. - 1,146.69'
- 1/2" PIPE PROPERTY CORNERS FOUND THIS SURVEY SHOWN THUS
- WITNESS CORNERS (REBAR W/2" ALUMINUM CAP) FOUND THIS SURVEY SHOWN THUS
- REBAR W/2" ALUMINUM CAP FOUND - REPLACED WITH BRASS CAP THIS SURVEY SHOWN THUS
- UTILITY & PEDESTRIAN EASEMENT SHOWN THUS
- TEMPORARY VEHICULAR EASEMENTS SHOWN THUS

NOTES

1. TRACTS "A", "B", "C" AND "D" ARE TO BE DEEDED TO THE CITY OF CODY FOR MUNICIPAL USE.
2. DISTANCES SHOWN ON CURVED LINES ARE ARC LENGTH DISTANCES.
3. THE ORIGINAL MONTANA STATES POWER COMPANY POWER LINE AND EASEMENT IS NOW OWNED BY THE CITY OF CODY, & IS IN 23RD STREET.
4. TEMPORARY VEHICULAR EASEMENTS ARE TO BE USED FOR GARBAGE TRUCKS & UTILITY MAINTENANCE VEHICLES.

APPROVAL

APPROVED THIS 22 DAY OF February, 1969 BY THE CITY COUNCIL OF CODY, WYOMING.

BY: [signature] MAYOR, DORSE MILLER, JR.

ATTEST: [signature] CITY CLERK, JAMES G. SMILEY

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY DORSE MILLER, JR., MAYOR, AND JAMES G. SMILEY, CITY CLERK, THIS 22 DAY OF February, 1969.

WITNESS MY HAND AND OFFICIAL SEAL.

[signature] NOTARY PUBLIC

253131

STREET & UTILITY NOTE

PUBLIC UTILITIES AND STREET IMPROVEMENTS WITHIN THE PHASE NO. 1 DEVELOPMENT OF MEADOWBROOK SUBDIVISION WILL BE EXTENDED IN STAGES TO THE EAST PROPERTY LINE OF THE MOST EASTERLY GROUP OF LOTS SOLD AT ANY ONE TIME. TEMPORARY CUL-DE-SACS WILL BE CONSTRUCTED AT THE EASTERLY TERMINUS OF EACH STREET DEVELOPMENT SECTION.

INTERMOUNTAIN INSURANCE GROUP, INC.
P.O. BOX 70 - CODY, WYOMING 82414

PLAT SHOWING

MEADOWBROOK SUBDIVISION

WITHIN LOTS 61-P & 61-Q OF THE WILLIAMS SUBDIVISION IN LOT 61-RESURVEY, T.52N., R.101W.

GRAHAM, DIETZ & ASSOCIATES—CONSULTING ENGINEERS