

T. 55 N., R. 100 W.  
(RESURVEY)

NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED.  
NO PROPOSED PUBLIC DOMESTIC WATER SOURCE.  
THERE ARE NO ROADS PROPOSED AS A PART OF THIS SUBDIVISION.

**PLATTING CONDITIONS FOR ABARR SS-83**

1. RIGHT-OF-WAY. The right-of-way for ingress and egress and service and emergency vehicles is granted over, across, on and through any and all private roads and drive ways or easements as indicated.
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 govern and govern all 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. PREVIOUS AND/OR FUTURE. The conditions, restrictions, stipulations, agreements and covenants herein shall not be waived, amended, terminated or amended except by unanimous written consent of the property owners and consent of the Board of County Commissioners.
5. CONFORMANCE. In case of any violation of the provisions herein by the Board of County Commissioners, they, in addition to other remedies at law, including an action for damages, have such violations annulled or, in the case of the erection or maintenance of any building, structure, or thing in violation of any of the provisions herein may have such building, structure, or thing removed by proper legal process. Section 16 of the Board of County Commissioners to perfect and enforce their rights shall not be deemed a waiver of the right of enforcement of same, even though such action may be of long duration.
6. VACATIM. This subdivision may be vacated or partially vacated pursuant to applicable State law or County law and regulations.
7. FUTURE SUBDIVISION. No further subdivision of the subject lots, parcels, or other units of land which would not meet the number of lots, parcels, or other units of land within this subdivision will be permitted without complying with all applicable subdivision regulations and requirements.
8. ROAD CONSTRUCTION AND ACCEPTANCE. The County shall not accept the maintenance of any road or bridge within the boundaries of ABARR SS-83 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 such authority to determine whether or not to accept acceptance. Nothing shall require the Board of County Commissioners to assume acceptance.
9. FUTURE. There is an existing water pipe for ABARR SS-83. Irrigation watermain drainage will be the responsibility of each lot owner. It shall be the responsibility of each lot owner to properly maintain irrigation facilities across their lot. Lot owners are not allowed to use water out of any ditch or stream without a water right from the Board of Water.
10. SEVERABILITY. Violation of any of these restrictions or agreements by judgment or court order shall in no way affect any of the other provisions herein, which shall remain in full force and effect.

**APPROVAL AND APPROVAL**

IN CONSIDERATION OF THE BOARD OF PARK COUNTY COMMISSIONERS' DETERMINATION OF THIS DIVISION OF LAND AS A "SUBDIVISION" AND "SUBDIVIDED LAND" AS NOTED HEREIN:  
THE UNDERSIGNED HEREBY MAKE ALL CLAIMS AGAINST PARK COUNTY FOR DAMAGE OR LOSS TO OUR PERSONS AND/OR PROPERTY WHICH MAY BE CAUSED BY SUCH DETERMINATION, AND THE UNDERSIGNED HEREBY AGREE TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PARK COUNTY IN ANY ACTION WHICH MAY BE BROUGHT AGAINST PARK COUNTY AND ALL OFFICIALS, AGENTS, OR OFFICERS IN THIS REGARD, AND TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PARK COUNTY IN ANY ACTION WHICH MAY BE BROUGHT AGAINST PARK COUNTY AND ALL OFFICIALS, AGENTS, OR OFFICERS IN THIS REGARD, AND TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PARK COUNTY IN ANY ACTION WHICH MAY BE BROUGHT AGAINST PARK COUNTY AND ALL OFFICIALS, AGENTS, OR OFFICERS IN THIS REGARD.

THE UNDERSIGNED HEREBY FURTHER ACKNOWLEDGE AND STATE UNDER OATH THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREIN.  
THE UNDERSIGNED HEREBY FURTHER AGREE THAT THIS PLAT WHEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ESTABLISHES VESTED PROPERTY RIGHTS.  
THE UNDERSIGNED HEREBY AGREE TO ABIDE BY THE CONDITIONS AND STIPULATIONS CONTAINED HEREIN.  
IN WITNESS WHEREOF, I HAVE CAUSED OUR NAMES TO BE HEREON SUBSCRIBED  
THIS 14th DAY OF February, 2006.

*Donald H. Abarr*  
DONALD H. ABARR (OWNER)

*Jennifer Gaddy Abarr*  
JENNIFER GADDY ABARR (OWNER)

ACKNOWLEDGMENT:  
STATE OF WYOMING ) ss  
COUNTY OF PARK )  
I, STEVEN D. FRAUMELER, Notary Public, do hereby certify that the foregoing platting conditions and agreement and approval were acknowledged before me this 14th day of February, 2006 by DONALD H. ABARR (OWNER) and JENNIFER GADDY ABARR (OWNER).

WITNESS MY HAND AND OFFICIAL SEAL.  
*Steven D. Fraumeler*  
NOTARY PUBLIC.  
MY COMMISSION EXPIRES: *November 4, 2008*

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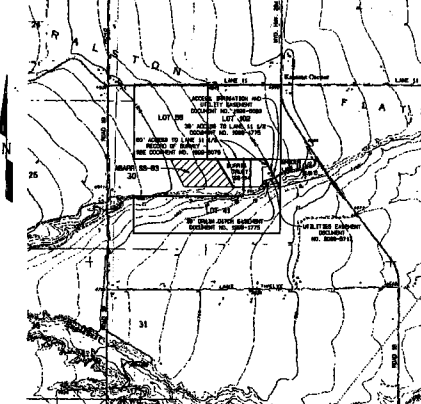
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T. 55 N., R. 100 W.  
(RESURVEY)



**CERTIFICATE OF DEDICATION**

WE, ALL PERSONS BY THESE PRESENTS, THAT DONALD H. ABARR (OWNER) AND JENNIFER GADDY ABARR (OWNER) ARE THE OWNERS OF THAT PORTION OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED AS DOCUMENT NO. 2006-08 IN THE DEED RECORD OR FILE IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AND THE BOUNDARY OF ABARR SS-83 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T. 55 N., R. 100 W., 6TH P.M., PARK COUNTY, WYOMING

THAT PART OF FARM UNIT "E", ACCORDING TO THE ANNEXED FARM UNIT PLAT, DESCRIBED AS A PARCEL OF LAND IN LOT 14 SECTION 30, BOUNDARY PERMITS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF LOT 14 FROM WHICH POINT THE NORTHEAST CORNER HEREBY BEARS S. 88°24'48" E. A DISTANCE OF 579.20 FEET, THE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF PARCEL "E"; THENCE N. 88°24'48" E. ON AND ALONG THE NORTH LINE OF LOT 14 A DISTANCE OF 182.71 FEET TO THE CORNER COMMON TO LOT 14 AND LOT 15 OF SECTION 30; THENCE S. 88°24'48" E. ON AND ALONG THE WESTERN BOUNDARY OF PARCEL "E" A DISTANCE OF 182.71 FEET TO A POINT ON THE SOUTH LINE OF LOT 14 AND THE SOUTHWEST CORNER OF PARCEL "E"; THENCE S. 88°24'48" E. ON AND ALONG THE SOUTH LINE OF LOT 14 A DISTANCE OF 182.71 FEET TO THE CORNER COMMON TO LOT 14 AND LOT 15 OF SECTION 30; THENCE S. 88°24'48" E. ON AND ALONG THE SOUTH LINE OF LOT 14, N. 88°24'48" E. ON AND ALONG THE WESTERN LINE OF LOT 14 A DISTANCE OF 182.71 FEET TO THE NORTHEAST CORNER OF LOT 14, THENCE N. 88°24'48" E. ON AND ALONG THE WESTERN LINE OF LOT 14 A DISTANCE OF 182.71 FEET TO THE CORNER COMMON TO TRACT SS-3 AND TRACT SS-2 OF SAID TOWNSHIP AND RANGE; THENCE S. 88°24'48" E. CONTINUING ON AND ALONG THE NORTH LINE OF LOT 14 A DISTANCE OF 540.29 FEET TO THE POINT OF BEGINNING.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF "ABARR SS-83", HAVE LIEU OUT, PLATTED AND SUBMITTED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF PARK, STATE OF WYOMING FOR THE USE BY THE PUBLIC OF THE RIGHTS OF WAY AND OTHER PUBLIC USES AS SHOWN HEREON FOR USE AS ROAD AND HEREBY DEDICATE THE PORTION OF LAND LABELED AS UTILITY EASEMENTS TO THE COUNTY OF PARK FOR USE BY UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES AND HEREBY DEDICATE TO THE NEARBY NEIGHBORHOODS DEDICATED THE IRRIGATION EASEMENTS AS SHOWN IN THE SURVEYED PORTION OF LOTS 1 AND 2 OF ABARR SS-83 AND HEREBY DEDICATE TO THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF LOTS 1 AND 2 OF ABARR SS-83 FOR INGRESS AND EGRESS TO PARK COUNTY LINE 1/2 IN/2 AND FOR OTHER USES AS SPECIFIED HEREON THE 30 FOOT WIDE UTILITY EASEMENTS AND THE 30 FOOT WIDE OPEN EGRESS EASEMENTS ORIGINALLY GRANTED IN PLAT "E" OF SAID DEED RECORDED AS DOCUMENT NO. 2006-07 AND THE ACCESS, UTILITY, IRRIGATION AND WATER EGRESS EASEMENTS ORIGINALLY GRANTED AS SHOWN ON THE RECORDS OF SAID COUNTY CLERK AND RECORDER AND FILED IN PLAT "E" AT PAGE 18 IN SAID RECORDS OF THE PARK COUNTY CLERK AND RECORDER AND THE ACCESS, UTILITY AND UTILITY EASEMENTS AS SPECIALLY GRANTED IN DOCUMENT NO. 2006-08 OF SAID DEED RECORDED AND A UTILITY EASEMENT AND RIGHT OF WAY AS ORIGINALLY GRANTED IN DOCUMENT NO. 2006-07 OF SAID DEED RECORDED. IT IS UNDERSTOOD THAT DEDICATION OF RIGHTS-OF-WAY FOR STREET AND ROADS DOES NOT NECESSARILY RESULT IN THE ESTABLISHMENT OF COUNTY ROADS OR ACCEPTANCE OF ROADS CONSTRUCTED HEREON FOR MAINTENANCE BY THE COUNTY OF PARK.

THE ABOVE SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED DONORS AND PROPRIETORS.

IN WITNESS WHEREOF, THE SAID DONORS, DONALD H. ABARR (OWNER) AND JENNIFER GADDY ABARR (OWNER), HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS 14th DAY OF February, 2006.

*Donald H. Abarr*  
DONALD H. ABARR (OWNER)

*Jennifer Gaddy Abarr*  
JENNIFER GADDY ABARR (OWNER)

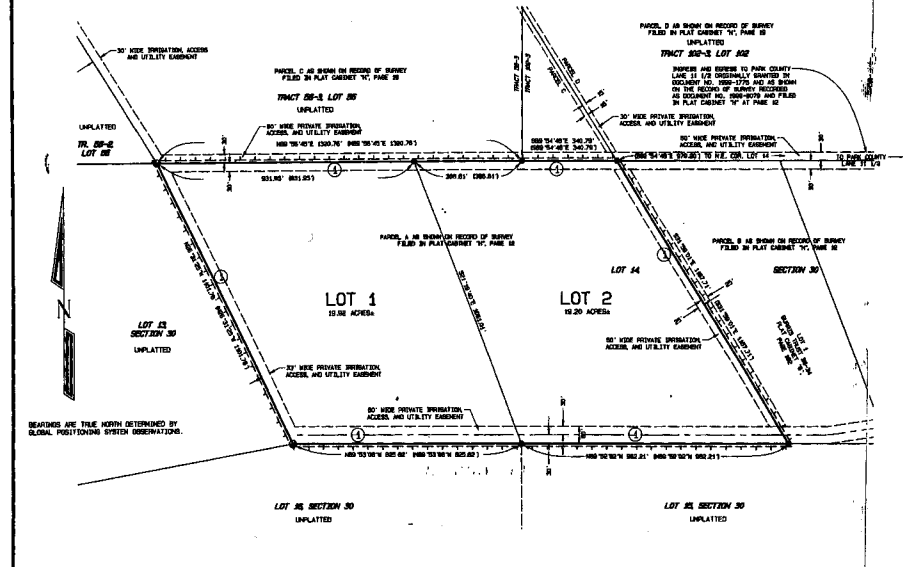
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NOTARY PUBLIC.  
MY COMMISSION EXPIRES: *November 4, 2008*

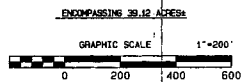
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**DETAIL - ABARR SS-83**



**LEGEND**

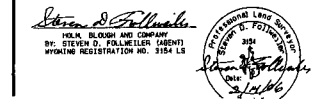
- INDICATES FENCE WITH ALUM. CAP POUND
- INDICATES 1 1/2" IRON PIPE POUND
- BOUNDARY OF ABARR SS-83
- RECORD DIMENSIONS SHOWN THIS ( )

**SURVEYOR'S CERTIFICATE**

I, STEVEN D. FRAUMELER, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF SAME WERE MADE BY ME AND UNDER MY SUPERVISION AND THAT THE SAME ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS.

DATED THIS 14th DAY OF February, 2006

*Steven D. Fraumeler*  
STEVEN D. FRAUMELER AND COMPANY  
BY: STEVEN D. FRAUMELER (AGENT)  
WYOMING REGISTRATION NO. 3154 LS



**PLANNING COMMISSION RECOMMENDATION**

THE PARK COUNTY PLANNING AND ZONING COMMISSION RECEIVED NO OBJECTIONS OR HEARD ALL OBJECTIONS TO THE PROPOSED SUBDIVISION AND HEREBY RECOMMENDS THIS PLAT FOR APPROVAL.

*Mark Egan*  
CHAIRMAN

*Deborah*  
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

DATED *January 17, 2006*

**BOARD OF COUNTY COMMISSIONERS' APPROVAL AND SUBDIVISION PERMIT**

THIS PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, THIS 14th DAY OF February, 2006.

*Steve Fortner*  
CHAIRMAN

*Thomas Carter*  
PARK COUNTY CLERK

DATE: *March 4, 2006*

**RECORDER'S ACCEPTANCE**

THIS PLAT HAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 14th DAY OF March, 2006, AND FILED FOR RECORD AT 11:31 A.M. UNDER DOCUMENT NUMBER 2006-1961 IN PLAT CABINET I, AT PAGE 94.

WITNESSES:  
PARK COUNTY CLERK AND RECORDER  
*Christine Cook*  
BY: DEPUTY COUNTY CLERK

DONALD H. ABARR  
AND  
JENNIFER GADDY ABARR  
POWELL, WYOMING 82435

PLAT SHOWING  
ABARR SS-83  
-IN-  
LOT 14 OF SECTION 30  
T. 55 N., R. 100 W., 6TH P.M.  
PARK COUNTY, WYOMING (RESURVEY)