



**VICINITY MAP**

**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 represent record and field survey information along existing tracks or parcel boundaries of Lots 41-N and Lot 2, Section 33, Resurvey T.52N., R.102W., 6th P.M., Park County Wyoming.



**AGREEMENT AND APPROVAL**

In consideration of the Park County Board of County Commissioners' determination of this division of land as a "subdivision" and "dedicated road" as noted herein, I, the undersigned, do hereby agree to the terms and conditions of the following: The foregoing approval was acknowledged before me by Melvin W. Andren on this 22<sup>nd</sup> day of February, 2003. Witness my hand and official seal.

Melvin W. Andren  
Melvin W. Andren  
STATE OF COLORADO } SS  
COUNTY OF LOS ANGELES }  
The foregoing approval was acknowledged before me by Melvin W. Andren on this 22<sup>nd</sup> day of February, 2003. Witness my hand and official seal.

Paul R. Campbell  
Paul R. Campbell  
MY COMMISSION EXPIRES: 03-23-2003  
535 E. MAIN ST.  
TERRA DEL SOL, CO 80422

**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 22<sup>nd</sup> day of February, 2003 A.D. In Witness whereof, I have hereunto set my hand this 22<sup>nd</sup> day of February, 2003.

Tammy Meuser  
Chairman, Park County Commissioners  
Attest: Karen Carter, Park County Clerk  
Date: 2-23-03

**STATE OF WYOMING } SS**  
**COUNTY OF PARK } SS**

The foregoing certificate was acknowledged before me by Paul R. Campbell on this 22<sup>nd</sup> day of February, 2003. Witness my hand and official seal.

Paul R. Campbell  
Paul R. Campbell  
MY COMMISSION EXPIRES: 10/16/06

**NOTES**

1. Two percolation tests indicate slow percolation rates in this area. A special septic system or drainage 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 22<sup>nd</sup> day of February, 2003 at 1:00 o'clock P.M. and duly recorded in microfilm book G-6000 records on page 112 document # 2003-1780

Karen Carter  
Park County Clerk  
By: Paul R. Campbell  
Deputy

**Final Plat**

SHOWING  
**ANDREN SS-22 SUBDIVISION**  
A ONE-LOT SUBDIVISION  
within  
Lot 41-N and Lot 2  
of Section 33,  
Resurvey T.52N., R.102W., 6th P.M.,  
Park County, Wyoming

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

**Subdivision Platting Conditions**

- RIGHT-OF-WAY** - The right-of-way for ingress and egress for streets and emergency vehicles to be granted over, across, on, and through any and all private roads and streets now or hereafter established.
- COUNTY STATE AND OTHER REGULATIONS** - It is the intent that applicable county or other governmental regulations, rules, or laws are more restrictive than the provisions herein contained, such applicable regulations shall govern and prevail in all cases.
- 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.
- REVISION AND/OR AMENDMENT** - The conditions, restrictions, stipulations, approvals, and covenants herein shall not be amended, amended, terminated, nor amended except by unanimous written consent of the property owners, and members of the Board of County Commissioners.
- 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, cause such violations to be abated, or the cessation or maintenance of any building structure or thing in violation of any of the provisions herein, may cause such building structure, or thing removed by proper legal procedure. Inaction by the Board of County Commissioners in furtherance of such provisions shall not be deemed a waiver of the right of enforcement of same, even though such inaction may be of long duration.
- SECTION** - This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.
- FUTURE SUBDIVISION** - No further subdivision of Parcel 1 will be permitted.
- 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 the Board of County Commissioners, the Board of County Commissioners shall have and exercise the authority to place with the Park County Clerk and Recorder a notice of acceptance of the road or bridge and determine whether or not to accept maintenance of same.
- REVEGETATION** - Installation 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.
- 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.

**PLANNING COMMISSION RECOMMENDATION**

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

CHAIRMAN: Alan L. Hopper  
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 the portion of Lot 41-N and Lot 41-O described in Document No. 2002-8148 and having a gross area of 60.96 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 said 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 right-of-way shown hereon for use as such and hereby dedicate all easements of utility lines and facilities. It is understood that dedication of public right-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 be hereunto set on this 22<sup>nd</sup> day of February, 2003.

Melvin W. Andren  
Melvin W. Andren  
DATE: Feb 22, 2003  
STATE OF COLORADO } SS  
COUNTY OF LOS ANGELES }  
The foregoing approval was acknowledged before me by Melvin W. Andren on this 22<sup>nd</sup> day of February, 2003. Witness my hand and official seal.

Paul R. Campbell  
Paul R. Campbell  
MY COMMISSION EXPIRES: 10-23-2003  
535 E. MAIN ST.  
TERRA DEL SOL,  
TRINIDAD, CO  
80422