

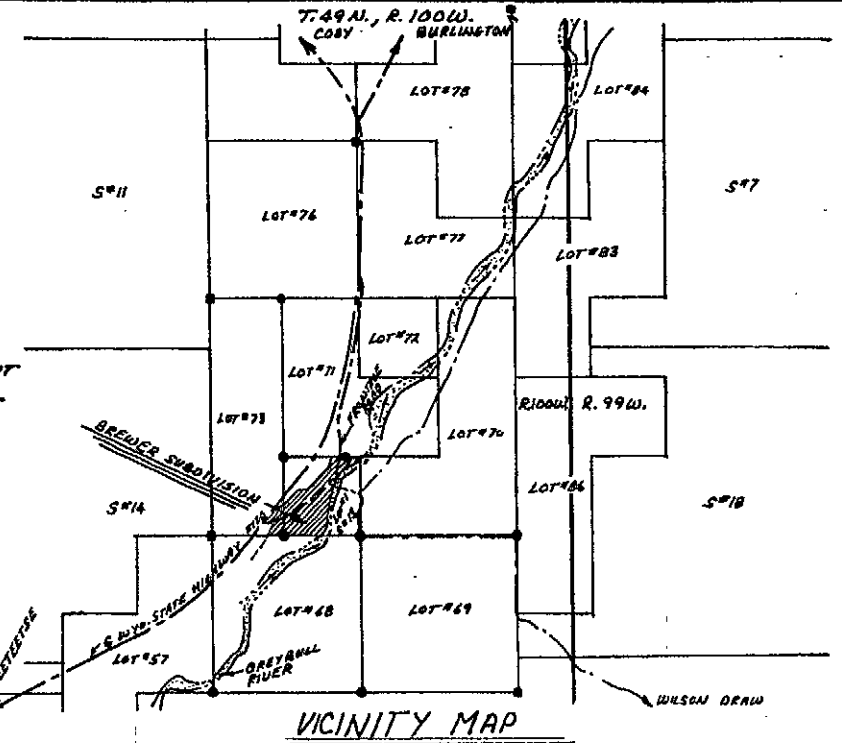
**LEGEND**

- 1. ⊙ = FOUND R.O.W MONUMENT
- 2. ⊙ = SET BRASS CAP
- 3. ⊙ = SET 5/8" x 18" REBAR WITH 1/2" ALUM. CAP
- 4. W.C. = WITNESS CORNER
- 5. ——— = SUBDIVISION BOUNDARY
- 6. TOTAL LOTS = 3
- 7. GROSS AREA = (24.236 ACRES)
- 8. NET AREA = 21.540 ACRES
- 9. [Pattern] = POTENTIAL FLOOD PLAIN

NOTE: NO CONSTRUCTION WILL BE ALLOWED IN THE "POTENTIAL FLOOD PLAIN" AREA WITHOUT A PERMIT FROM PARK COUNTY

**WINKEL & BENBROOKS DITCH TRAVERSE**

- ① N08°24'00"W 27.87'
- ② N18°44'50"E 90.11'
- ③ N32°06'44"E 41.01'
- ④ N39°04'32"E 46.46'
- ⑤ N56°04'53"E 72.29'
- ⑥ N48°07'01"E 26.70'
- ⑦ N35°41'04"E 12.23'
- ⑧ N20°36'48"E 27.65'
- ⑨ N54°11'32"E 21.26'



**VICINITY MAP**

▲ = GOVT. STONES FOUND  
 ● = BRASS CAPS FOUND OR SET  
 NORTH SCALE 1" = 2000'

**NOTES**

- 1. BEARING BASE = U.S. GEOLOGICAL SURVEY (N25°54'35"E) BETWEEN U.S.G.S. TRIANGULATION STATIONS "SLO #17" & "SLEEPER".
- 2. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN WATER RIGHTS. LOT OWNERS HAVE NO RIGHT TO IRRIGATION WATER FLOWING PAST OR THROUGH THE SUBDIVISION OTHER THAN THAT WHICH IS SPECIFICALLY AUTHORIZED OR APPROPRIATED TO THEIR LOT VIA THE STATE ENGINEERS' OFFICE OR THE STATE BOARD OF CONTROL.

**COUNTY COMMISSIONERS CERTIFICATE & SUBDIVISION PERMIT**

THIS PLAT IS HEREBY APPROVED AND A SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, THIS DAY OF July, 1988 A.D. FOR FILING AND RECORDING WITH THE CLERK OF PARK COUNTY, WYOMING, AND FOR THE CONVEYANCE TO THE COUNTY OF PARK THE PUBLIC DEDICATIONS SHOWN HEREON SUBJECT TO THE PROVISIONS THAT THE COUNTY OF PARK WILL NOT BE OBLIGATED TO FINANCE, CONSTRUCT, MAINTAIN, OR IMPROVE WITHIN THIS SUBDIVISION EXCEPT AS SPECIFICALLY AGREED BY THE COUNTY OF PARK AND FURTHER SAID THAT THE BOARD OF COUNTY COMMISSIONERS WILL NOT MAINTAIN ROADS OR OTHER IMPROVEMENTS NOT DEDICATED TO THE PUBLIC, NOR WILL THE COUNTY OF PARK MAINTAIN ROADS OR OTHER IMPROVEMENTS DEDICATED TO THE PUBLIC UNTIL THEY ARE CONSTRUCTED AND COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS AND ACCEPTED BY THE PROPER RESOLUTION, IN ITS COMPLETE DISCRETION.

DATED THIS 19<sup>th</sup> DAY OF July, 1988 A.D.

[Signature]  
 CHAIRMAN  
 PARK COUNTY COMMISSIONERS

WITNESS MY HAND AND OFFICIAL SEAL OF THE COUNTY OF PARK THIS 19<sup>th</sup> DAY OF July, 1988 A.D.

ATTEST: [Signature]  
 PARK COUNTY CLERK

**PLANNING & ZONING COMMISSION CERTIFICATE**

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, PARK COUNTY, WYOMING, ON THIS 21 DAY OF June, 1988 A.D.

ATTEST: [Signature]  
 SECRETARY

**COUNTY CLERK'S CERTIFICATE**

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT 3:20 O'CLOCK ON THE 15<sup>th</sup> DAY OF July, 1988 A.D. AND IS DULY RECORDED IN BOOK D, PAGE NUMBER 153.

[Signature]  
 PARK COUNTY CLERK

BY: [Signature]  
 DEPUTY

**CERTIFICATE of DEDICATION**

THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED WITHIN LOT #73 AND LOT #84, SECTION #13, RESURVEY T.49N., R.100W., 6th P.M., PARK COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT #73 (1133) THENCE N89°53'34"W FOR 321.53 FEET TO THE CENTER OF THE WINKEL & BENBROOKS DITCH; THENCE S01°08'24"W FOR 27.87 FEET; N18°44'50"E FOR 90.11 FEET; N32°06'44"E FOR 41.01 FEET; N39°04'32"E FOR 46.46 FEET; N56°04'53"E FOR 72.29 FEET; N48°07'01"E FOR 26.70 FEET; N35°41'04"E FOR 12.23 FEET; N20°36'48"E FOR 27.65 FEET; N54°11'32"E FOR 21.26 FEET TO THE SOUTH RIGHT-OF-WAY OF PARK COUNTY ROAD #3 RD; THENCE S72°07'19"W 200.00 FEET TO THE SOUTH RIGHT-OF-WAY OF WY. HIGHWAY #120; THENCE N42°19'13"E 200.00 FEET TO THE SOUTHEAST CORNER OF SAID ROAD; THENCE S01°08'24"W FOR 27.87 FEET TO RIGHT-OF-WAY MONUMENT STATION 3B+25.2'; THENCE N50°42'54"E FOR 145.02 FEET; THENCE N76°59'54"E FOR 154.02 FEET; THENCE N71°08'54"E FOR 333.04 FEET; THENCE N21°09'54"E FOR 264.03 FEET; THENCE N23°58'33"E FOR 85.39 FEET; THENCE S89°53'01"E FOR 154.81 FEET; THENCE S00°09'21"W FOR 33.00 FEET; THENCE S89°53'01"E FOR 285.02 FEET; THENCE S32°37'33"W FOR 713.35 FEET; THENCE S10°38'33"W FOR 524.30 FEET; THENCE S42°58'33"W FOR 191.37 FEET; THENCE U89°43'34"W FOR 680.77 FEET TO THE POINT OF BEGINNING.

AND CONTAINING 24.236 TOTAL ACRES OF WHICH 21.540 ACRES ARE IN LOTS AND 2.696 ACRES ARE IN PUBLIC STREET RIGHT-OF-WAYS; AND HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS THE BREWER SUBDIVISION, IN THE COUNTY OF PARK, WYOMING, WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS; AND DO HEREBY GRANT TO PARK COUNTY, WYOMING, FOR THE PUBLIC USE OF THE RIGHT-OF-WAYS SHOWN HEREON AND THE UTILITY AND THE DRAINAGE EASEMENTS AND OTHER PURPOSES SO NOTED HEREON AND DO FURTHER STATE THAT WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF HOMESTEAD AND THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK OF PARK COUNTY, WYOMING.

EXECUTED THIS 20<sup>th</sup> DAY OF MAY, 1988 A.D.

OWNERS:  
[Signature] [Signature]  
 ROSS BREWER - HUSBAND JUDY A. BREWER WIFE  
 STATE OF WYOMING, S.S.  
 COUNTY OF PARK

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY ROSS BREWER & JUDY A. BREWER ON THIS 20<sup>th</sup> DAY OF MAY, 1988 A.D.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
 NOTARY PUBLIC

**CERTIFICATE OF SURVEYOR**

I, PAUL R. CAMPBELL, A LAND SURVEYOR, REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER 25715, DO HEREBY CERTIFY THAT BETWEEN THE DATES OF DECEMBER 9, 1987 AND MAY 21, 1988 THE BREWER SUBDIVISION SHOWN HEREON WAS SURVEYED BY ME AND I CERTIFY THAT THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE OWNERS CERTIFICATE OF DEDICATION AND THAT THE SUBDIVISION THEREOF IS CORRECTLY SHOWN ON THIS PLAT AND WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND THAT THIS PLAT CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE PARK COUNTY SUBDIVISION REGULATIONS; AND LOST OR OBLITERATED GOVERNMENT LAND MONUMENTS WERE RESTORED AS REQUIRED; AND THE REQUIREMENTS OF W.S. 36-11-10 THROUGH 36-11-10 WERE COMPLIED WITH AND THAT MONUMENTS AND LOT CORNERS MARKING THIS SURVEY WERE ACTUALLY SET AND THE MONUMENTS ARE AS DESCRIBED HEREON; AND THAT ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF ONE PART IN FIVE THOUSAND OR BETTER.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 1<sup>ST</sup> DAY OF JUNE, 1988 A.D.

[Signature]  
 PAUL R. CAMPBELL  
 WYO. L.S. 2571

STATE OF WYOMING, S.S.  
 COUNTY OF PARK

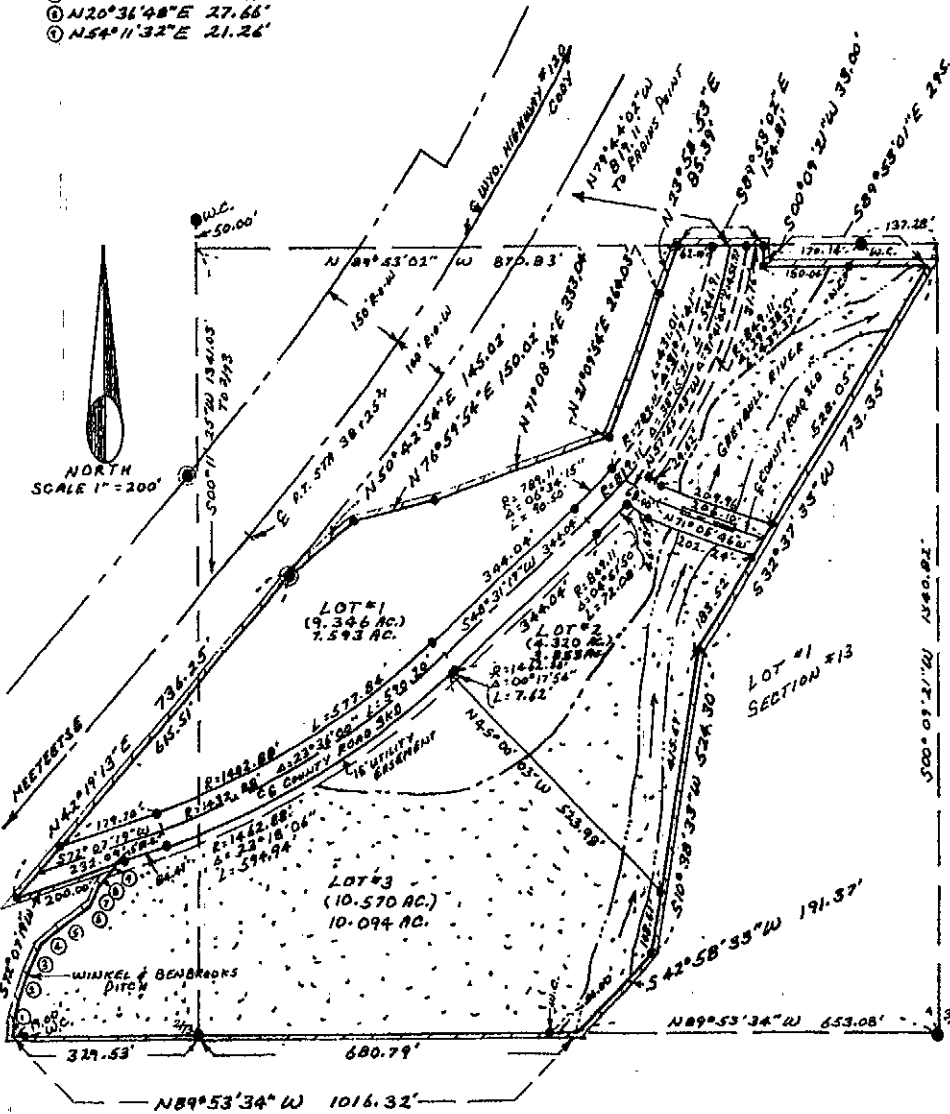
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY PAUL R. CAMPBELL ON THIS 1<sup>ST</sup> DAY OF JUNE, 1988 A.D.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
 NOTARY PUBLIC

**BREWER SUBDIVISION**

LOCATED IN  
 LOT #73 AND LOT #1, SECTION #13, RESURVEY  
 T.49N., R.100W., 6th P.M., PARK COUNTY, WYOMING



NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED  
 NO PROPOSED DOMESTIC WATER SOURCE