

SIMPLE SUBDIVISION BROWNING #28

SUBDIVISION PLATTING CONDITIONS

- 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 drives now or hereafter established.
- UTILITIES. Utilities grades in excess of 10% shall be prohibited and driveway within 0-10% average grade shall be no greater than 5% feet length. The maximum grade landing shall be at any point of any driveway shall be 3% feet.
- EROSION CONTROL. All work required by operation of construction shall be completed by the end of the full fall grazing season following such construction including the construction of roads, driveway, and building to prevent soil erosion. All site slopes and banks shall be constructed to maintain a slope no greater than 1:1.5 and one-half inch of horizontal length to one unit of vertical length.
- COUNTY, STATE AND OTHER REGULATIONS. In the event that applicable county or other governmental regulations, rules, or laws are more restrictive than the provisions herein contained, such applicable regulations shall supersede and govern at all times.
- ROADS AND DRIVEWAYS. All drives, lane, construction and that shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All roads shall be constructed in compliance with the Park County Subdivision Regulations and any design specifications included herein.
- RESTRICTIONS RUN WITH THE LAND. The restrictive covenants 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, covenants, and covenants herein shall not be waived, abandoned, terminated, nor amended except by unanimous written consent of all the property owners, and consent 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 it may see fit to employ, have such violation enjoined on, in the case of this violation or maintenance of any existing structure, or may in violation of any of the provisions herein, may have such building, structure, or thing removed by proper legal procedure. Liability for the Board of County Commissioners to perfect and enforce their rights shall not be deemed a waiver of the right of enforcement of the same, even though such location may be of long duration.
- SALE OF LOTS OR SUBDIVISION IMPROVEMENTS AGREEMENT. No lots, parcels, or other units of land shall be conveyed until and unless (a) of roads, irrigation, and other needed improvements have been completed and the Park County Board of County Commissioners has authorized said conveyance by recorded letter of approval in copy to land title insurance, or (b) a performance bond, letter of credit, or other sufficient financial instrument to secure that all of the facilities proposed shall be in fact completed as proposed.
- VACATING. This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.
- FUTURE SUBDIVISION. The further subdivision of Lot 1 and Lot 2 is permitted.
- ROAD CONSTRUCTION AND ACCEPTANCE. The County shall not accept the maintenance of any road and bridge within the boundaries of Browning Simple Subdivision and shall reserve the right to acquire and maintain and to improve the same, and all requirements of the Statute of the State of Wyoming in effect at the time of this subdivision, or to a performance bond, letter of credit, or other sufficient financial instrument to secure that all of the facilities proposed shall be in fact completed as proposed.
- ORIGINATION. No part of this subdivision shall be used for construction until the final plat is recorded and approved by the Board of County Commissioners.
- DEED. All lots shall be conveyed during and after construction, in all cases, but no conveyance shall be made until the Department of Environmental Quality shall be used to release all state or federal property from deed.
- REMEMBRANCE. Violation of any of these restrictions or covenants by judgment of court or other shall in no way affect any of the other provisions herein, which shall remain in full force and effect.

PLANNING COMMISSION RECOMMENDATION

The Park County Planning and Zoning Commission has heard all objections to the proposed subdivision and hereby recommends this plat for approval.

CHAIRMAN:
 ATTEST:
 Acting Park County Planning and Zoning Commission Secretary
 DATE:

CERTIFICATE OF DEDICATION

Know all persons by these presents: That Sondra Pike Browning and Vern H. Browning are the owners of the land described as follows: All of Parcel 4 within Lot 6 of Section 4, Reservey T.56N., R.106W., on file in the Office of the County Clerk, Park County, Wyoming, as described in book 190, page 41 and having a gross area of 1219 acres more or less, located in Park County, Wyoming. Under the name and title of Browning Simple Subdivision have laid out, platted, and subdivided some as shown on this plat, and by these presents do hereby dedicate the access and utility easements for the use of the lot owners. 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 owners Vern H. Browning and Sondra Pike Browning has caused their names to hereon to be subscribed this 12th day of September, 2005.

Sondra Pike Browning
 Sondra Pike Browning
Vern H. Browning
 Vern H. Browning
 DATE: 9-20-05

STATE OF WYOMING)
 COUNTY OF PARK)
 The foregoing approval was acknowledged before me by Sondra Pike Browning and Vern H. Browning on this 20th day of September, 2005.
 Witness my hand and official seal:

MY COMMISSION EXPIRES: 11-1-08



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 12th day of September, 2005 A.D.
 In Witness whereof, I have hereunto set my hand this 12th day of September, 2005

Tim A. French
 Chairman-Park County Commissioners
 ATTEST: *Karen Carter*
 Park County Clerk Date: September 4, 2005



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 herein:

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 the Board, officers, and agents of Park County in any action which may arise in connection with any such determination, or otherwise 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 herein.

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 owners - Sondra Pike Browning and Vern H. Browning

- has caused this request to hereon to be subscribed this 12th day of September, 2005.

Sondra Pike Browning
 Sondra Pike Browning
Vern H. Browning
 Vern H. Browning

STATE OF WYOMING)
 COUNTY OF PARK)

The foregoing certificate was acknowledged before me by Sondra Pike Browning and Vern H. Browning on this 12th day of September, 2005.
 Witness my hand and official seal:

MY COMMISSION EXPIRES: 11-1-08



CERTIFICATE OF SURVEYOR

I, Paul R. Campbell of Cody, Wyoming, being a registered land surveyor in the State of Wyoming, hereby certify that this plat and survey of BROWNING SIMPLE SUBDIVISION #28 was made by me and under my supervision and that both are accurate to the best of my knowledge and in compliance with all State and County statutory provisions and regulations.



PAUL R. CAMPBELL
 WYOMING REGISTRATION NO. 2571 L.S.

STATE OF WYOMING)
 COUNTY OF PARK)

The foregoing certificate was acknowledged before me by Paul R. Campbell on this 12th day of September, 2005.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 11-1-08



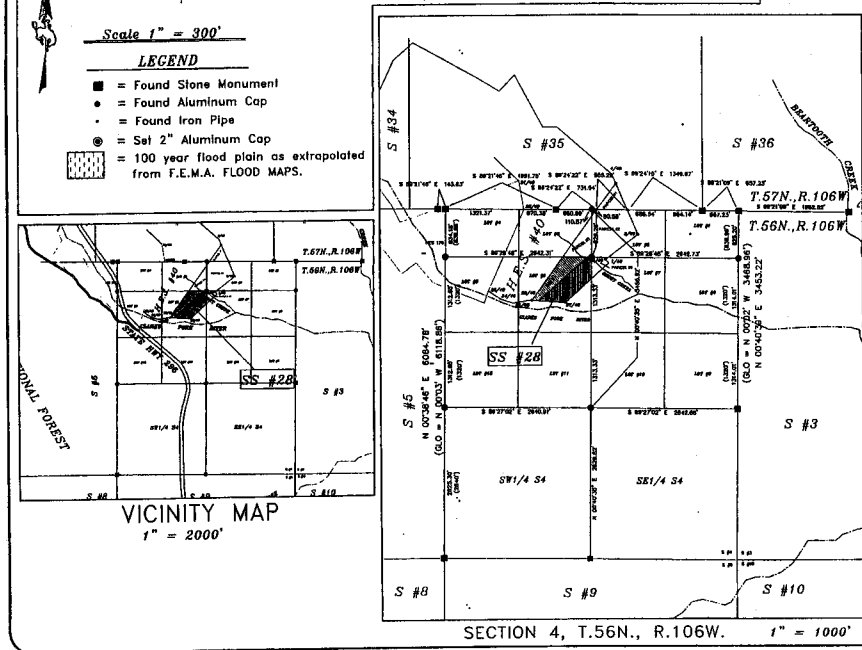
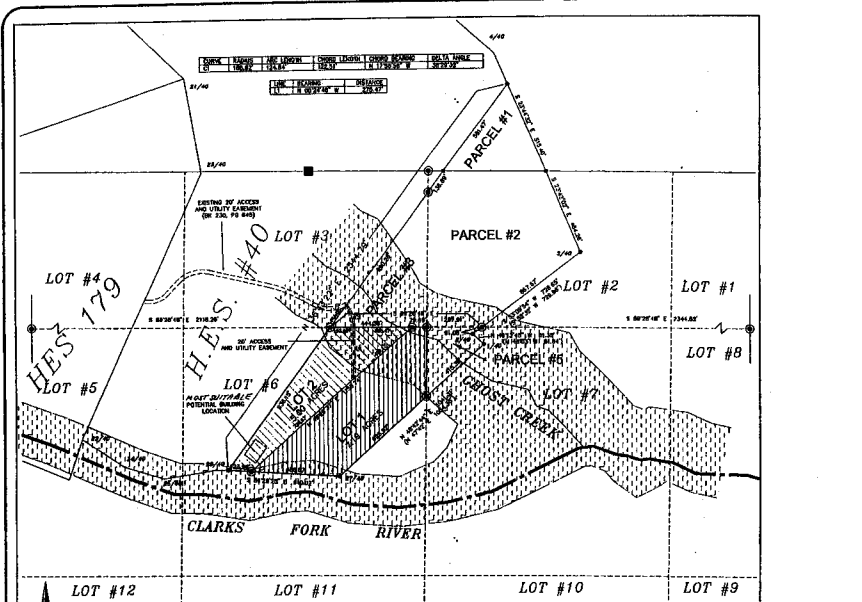
RECORDER'S ACCEPTANCE

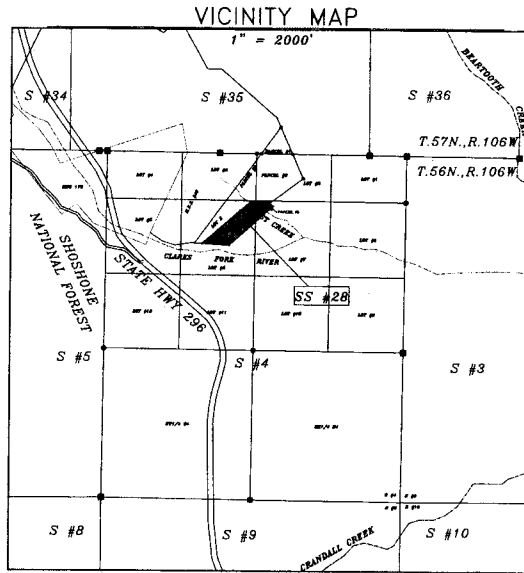
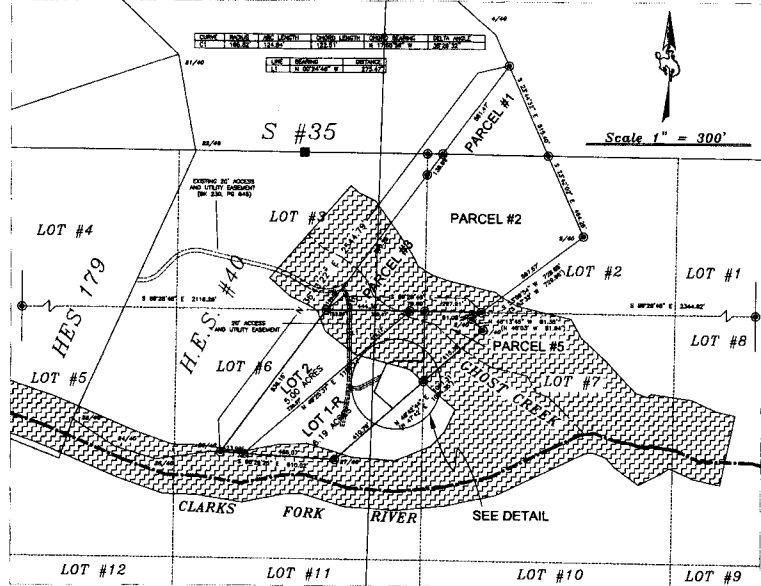
This plat was accepted for filing in the office of the Park County Clerk and Recorder on this 20th day of September, 2005, and filed for record at 2:52 P.M. under document number 2005-2022 in Plat Cabinet 22 of page 214.

Karen Carter
 Park County Clerk and Recorder
 BY: *Christine*
 Deputy County Clerk

FINAL PLAT

SHOWING
 Browning Simple Subdivision #28
 WITHIN
 Parcel #4
 LOCATED IN
 H.E.S. #40 & Lot #6 of Section 4,
 Reservey, T.56N., R.106W.,
 6th P.M., Park County, Wyoming
 CAMPBELL & ASSOCIATES
 CODY, WYOMING LAND SURVEYING
 SEPTEMBER, 2005
 WO 0474, BK-1A292, PG-01





**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 14 day of November, 2010 A.D., in witness whereof, I have hereunto set my hand this 14 day of November, 2010.

John Torsman
Chairman - Board of County Commissioners

Attest: *[Signature]*
Deputy County Clerk

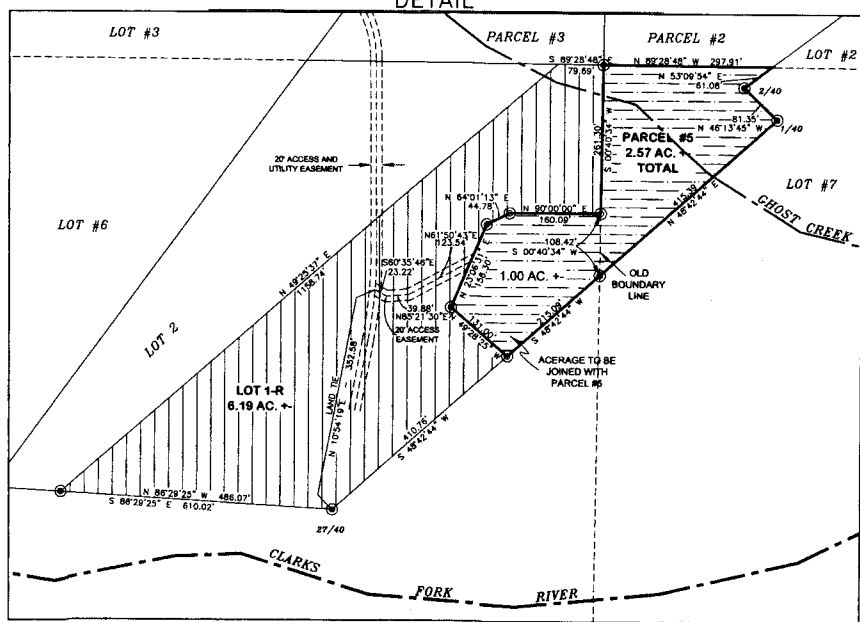
Date: 12/2/10

RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Park County Clerk and Recorder on the 12 day of November, 2010, and filed for record at 2:50 P.M. under document number 2010-240 in Plat Cabinet 25 at page 95.

John Torsman
Park County Clerk and Recorder

[Signature]
Deputy County Clerk



- LEGEND**
- = Found Stone Monument
 - = Found Aluminum Cap
 - = Found Iron Pipe
 - ⊙ = Set 2" Aluminum Cap
 - ▨ = 100 year flood plain as extrapolated from F.E.M.A. FLOOD MAPS.
 - ▨ = LOT 1-R (6.19 Acres)
 - ▨ = PARCEL #5 (2.57 Acres)

CERTIFICATE OF DEDICATION

Know all persons by these presents, that Sondra Pike Browning and Vern H. Browning are the owners of the land described as follows: All of Parcel 4 within Lot 6 of Section 4, Resurvey T.56N., R.106W., on file in the Office of the County Clerk, Park County, Wyoming, as described in book 190, page 41 and having a gross area of 12.19 acres more or less, located in Park County, Wyoming. Under the name and style of Amended Plat of Browning SS-28 SUBDIVISION have laid out, plotted, and subdivided same as shown on this plat, and by these presents do hereby dedicate the access and utility easements for the use of the lot owners. It is understood that dedication of public right-of-way for streets and roads does not necessarily result in acceptance of roads constructed thereon for maintenance by the County of Park, in witness whereof, the said owners Vern H. Browning and Sondra Pike Browning have caused their names to hereon be subscribed this 14 day of November, 2010.

CERTIFICATE OF SURVEYOR

I, Paul R. Campbell of Cody, Wyoming, being a registered land surveyor in the State of Wyoming, hereby certify that this plat and survey of BROWNING SIMPLE SUBDIVISION #28 was made by me and under my supervision and that both are accurate to the best of my knowledge and in compliance with all State and County statutory provisions and regulations.

Paul R. Campbell
NOTARY PUBLIC
WYOMING REGISTRATION NO. 2571 L.S.

STATE OF WYOMING)
)SS
COUNTY OF PARK)

The foregoing certificate was acknowledged before me by Paul R. Campbell on this 14 day of November, 2010.
WITNESS MY HAND AND OFFICIAL SEAL.

Paul R. Campbell
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 26, 2012

Sondra Pike Browning
Sondra Pike Browning
DATE: DECEMBER 1, 2010

Vern H. Browning
Vern H. Browning
DATE: DECEMBER 1, 2010

STATE OF CALIFORNIA)
)SS
COUNTY OF EL DORADO)

The foregoing approval was acknowledged before me by Sondra Pike Browning and Vern H. Browning on this 12 day of December, 2010.
Witness my hand and official seal.

Debra A. Adams
Notary Public

My Commission Expires: October 16, 2015

AMMENDED PLAT

OF
BROWNING SIMPLE SUBDIVISION #28
LOCATED IN
H.E.S. #40, LOT #6 AND LOT #7 OF SECTION 4,
RESURVEY, T.56N., R.106W.,
6TH P.M., PARK COUNTY, WYOMING

CAMPBELL & ASSOCIATES
CODY, WYOMING

LAND SURVEYING
NOVEMBER 2010

WD 010-014, BK-1A292, PG-01