NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED. DOMESTIC WATER TO BE PROVIDED BY THE NORTHWEST RURAL WATER DISTRICT SYSTEM. NO RIPARIAN RIGHTS. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT JEFFREY P. KRUGER AND CLAUDIA J. KRUGER, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

A TRACT OF LAND located in Original Survey Section 10, now a Part of Lot 52, Resurvey Township 52 North, Range 101 West, 6th P.M., Park County, Wyoming, more particularly described as follows:

ALL of the NW1/4NE1/4, SW1/4NE1/4, SE1/4NW1/4 AND NE1/4NW1/4, excepting therefrom the following described parcel:

BEGINNING at the Northwest Corner of the NE1/4NW1/4;

thence along the north line of said NE1/4NW1/4, S.89°58'38"E., 1321.29 feet;

thence S.00°21'28"E., 493.74 feet;

thence N.90°00'00"W., 1324.10 feet, more or less, to a point on the west line of said NE1/4NW1/4;

thence along the west line of said NE1/4NW1/4, N.00°01'55"W., 494.26 feet to the POINT OF BEGINNING.

the above described tract of land contains 145.576 acres, more or less;

the bearings for the above written description are relative to a bearing of S.89°58'38"E., along the north line of said NE1/4NW1/4.

LOCATED IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF BLOCK #2, BUCHANAN PARK SUBDIVISION, AND HAVE LAID OUT, PLATTED AND SUBDIVIDED 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, THE RIGHTS-OF-WAY AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS BRIDLE PATH, HIKING, UTILITY, CANAL AND IRRIGATION EASEMENTS, AND PRIVATE ACCESSES AND DUAL DRIVEWAYS TO THE COUNTY OF PARK FOR USE BY PERSONS AUTHORIZED BY THE HOMEOWNER'S ASSOCIATION, AND UTILITY AND IRRIGATION COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES AND FOR LOT ACCESS. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHTS-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, JEFFREY P. KRUGER AND CLAUDIA J. KRUGER HAVE CAUSED THEIR NAMES HEREON TO BE SUBSCRIBED THIS 15th DAY OF June, 2006.

JEFFREY P. KRUGER

CLAUDIA J. KRUGER BY JEFFREY P. KRUGER HER POWER OF ATTORNEY

STATE OF WYOMING } SS
COUNTY OF PARK

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY JEFFREY P. KRUGER AND CLAUDIA J. KRUGER BY JEFFREY P. KRUGER, HER POWER OF ATTORNEY, THIS 15th DAY OF June, 2006.
WITNESS MY HAND AND OFFICIAL SEAL.

Glenda Brown CPS NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-10-08

GLENDA BROWN CPS NOTARY PUBLIC COUNTY OF PARK STATE OF WYOMING MY COMMISSION EXPIRES APRIL 10, 2008

SUBDIVISION PLATTING CONDITIONS

1. 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 HEREINAFTER ESTABLISHED.
2. EROSION CONTROL. ALL SOILS EXPOSED BY EXCAVATION OR CONSTRUCTION SHALL BE REVEGETATED BY THE END OF THE FIRST FULL GROWING SEASON FOLLOWING SUCH CONSTRUCTION INCLUDING THE CONSTRUCTION OF ROADS, DRIVEWAYS, AND BUILDINGS TO PREVENT SOIL EROSION. ALL SIDE SLOPES AND BANKS SHALL BE CONSTRUCTED TO MAINTAIN A SLOPE NOT STEEPER THAN 1½:1 (ONE AND ONE-HALF UNITS OF HORIZONTAL LENGTH TO ONE UNIT OF VERTICAL LENGTH).
3. 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 SUPERSEDE AND GOVERN AT ALL TIMES.
4. DRIVEWAYS, ROADS, AND SIGNAGE. ALL SIGNAGE, BOTH CONSTRUCTION AND FINAL, SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL ROADS, DRIVEWAYS, AND CULVERTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE PARK COUNTY SUBDIVISION REGULATIONS AND ANY DESIGN SPECIFICATIONS INCLUDED HEREIN.
5. 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.
6. REVISION AND/OR AMENDMENT. THE CONDITIONS, RESTRICTIONS, STIPULATIONS, AGREEMENTS, AND COVENANTS HEREIN SHALL NOT BE WAIVED, ABANDONED, TERMINATED, NOR AMENDED EXCEPT BY UNANIMOUS WRITTEN CONSENT OF THE PROPERTY OWNERS, AND CONSENT OF THE BOARD OF COUNTY COMMISSIONERS.
7. ENFORCEMENT. IN CASE OF ANY VIOLATION OF THE PROVISIONS HEREON, THE BOARD OF COUNTY COMMISSIONERS MAY, IN ADDITION TO OTHER REMEDIES AT LAW, INCLUDING AN ACTION FOR DAMAGES, HAVE SUCH VIOLATIONS ENJOINED OR, IN THE CASE OF THE ERECTION OR MAINTENANCE OF ANY BUILDING, STRUCTURE, OR THING IN VIOLATION OF ANY OF THE PROVISIONS HEREOF, MAY HAVE SUCH BUILDING, STRUCTURE, OR THING REMOVED BY PROPER LEGAL PROCEDURE. INACTION BY 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 INACTION MAY BE OF LONG DURATION.
8. SALE OF LOTS OR SUBDIVISION IMPROVEMENTS AGREEMENT. NO LOTS, PARCELS, OR OTHER UNITS OF LAND SHALL BE CONVEYED UNTIL AND UNLESS:
A) ALL ROADS, IRRIGATION, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED AND THE PARK COUNTY BOARD OF COMMISSIONERS HAS AUTHORIZED SAID CONVEYANCE BY RECORDED LETTER OF APPROVAL TO CONVEY LAND WITHIN THE SUBDIVISION, OR
B) A PERFORMANCE BOND, LETTER OF CREDIT, OR OTHER SUFFICIENT FINANCIAL COMMITMENT TO ASSURE THAT ALL OF THE FACILITIES PROPOSED SHALL BE IN FACT COMPLETED AS PROPOSED.
9. VACATION. THIS SUBDIVISION MAY BE VACATED OR PARTIALLY VACATED PURSUANT TO APPLICABLE STATE LAW OR COUNTY RULES AND REGULATIONS.
10. FUTURE SUBDIVISION. NO FURTHER SUBDIVISION OF THE SUBJECT LOTS, PARCELS, OR OTHER UNITS OF LAND WHICH WOULD INCREASE THE NUMBER OF LOTS, PARCELS, OR OTHER UNITS OF LAND WITHIN THIS SUBDIVISION WILL BE PERMITTED.
11. FEE-PAYING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION. FEE-PAYING MEMBERSHIP IN A PROPERTY OWNERS' OR HOMEOWNERS' ASSOCIATION, DISTRICT, OR OTHER COMMON ENTITY SHALL BE REQUIRED OF ALL LOT PURCHASERS. FURTHER, THERE SHALL BE PROVISIONS IN THE DOCUMENTS SETTING UP SAID ASSOCIATION, DISTRICT, OTHER ENTITY WHICH SHALL ASSURE PAYMENT OF FEES IN AN AMOUNT WHICH IS ADEQUATE TO ACCOMPLISH THE MAINTENANCE OF COMMON ROADS AND FACILITIES IN A SAFE MANNER. SUCH ASSOCIATION, DISTRICT OR OTHER COMMON ENTITY SHALL BE EMPOWERED, AUTHORIZED, AND REQUIRED TO PERFORM SUCH MAINTENANCE.
12. DRAINAGE. RUNOFF FROM THE SITE AFTER CONSTRUCTION SHALL NOT EXCEED THE LEVEL OF RUNOFF WHICH OCCURRED PRIOR TO CONSTRUCTION. ANY RUNOFF IN EXCESS OF PRE-CONSTRUCTION LEVELS SHALL BE DETAINED ON-SITE AND INFILTRATED OR EVAPORATED. NEW CONSTRUCTION SHALL NOT DISRUPT NATURAL DRAINAGEWAYS.
13. DUST. DUST SHALL BE MITIGATED DURING AND AFTER CONSTRUCTION. IN ALL CASES, BEST MANAGEMENT PRACTICES ESTABLISHED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE USED TO REDUCE OR ELIMINATE ANY IMPACT TO ADJACENT PROPERTIES FROM DUST.
14. SEVERABILITY. INVALIDATION OF ANY OF THESE RESTRICTIONS OR AGREEMENTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREOF, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
15. UTILITIES. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
16. AGRICULTURE. THIS PROPERTY IS IN AN AREA OF HISTORIC AGRICULTURAL USE. THIS USE IS PRESERVED BY THE WYOMING RIGHT TO FARM AND RANCH ACT OF 1991 (W.S. 11-44-101). HISTORIC AGRICULTURAL USE MAY CAUSE NOISES, ODORS, DUST, FLIES, AND OTHER FACTORS THAT ARE CONSEQUENCES OF ACCEPTED AGRICULTURAL PRACTICES.
17. WASTE DITCH. EASEMENT FOR CLEANING AND MAINTENANCE BY HOMEOWNERS' ASSOCIATION. NO IMPEDIMENT OF WASTE DITCH FLOW WILL BE ALLOWED BY LOT OWNERS.
18. ACCESS. ALL LOT ACCESS SHALL BE GAINED FROM DOC BAR DRIVE AND IMPRESSIVE DRIVE. NO RESIDENTIAL ACCESS DRIVEWAYS WILL BE ALLOWED FROM COUNTY ROAD 3CXS AND/OR COUNTY ROAD 3DX.

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 HEREON:

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 HARMLESS, INDEMNIFY, AND DEFEND PARK COUNTY IN ANY ACTION WHICH MAY ARISE IN CONNECTION WITH ANY AND ALL ERRORS, OMISSIONS OR MISTAKES 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 HEREON.

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.
WE HEREBY AGREE THAT THE FOREGOING SUBDIVISION OF BLOCK #2, BUCHANAN PARK SUBDIVISION AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.
IN WITNESS WHEREOF, THE SAID OWNERS, JEFFREY P. KRUGER AND CLAUDIA J. KRUGER HAVE CAUSED THEIR NAMES HEREON TO BE SUBSCRIBED THIS 15th DAY OF June, 2006.

JEFFREY P. KRUGER

CLAUDIA J. KRUGER BY JEFFREY P. KRUGER HER POWER OF ATTORNEY.

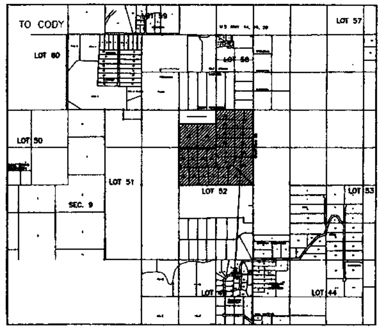
STATE OF WYOMING } SS
COUNTY OF PARK

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY JEFFREY P. KRUGER AND CLAUDIA J. KRUGER BY JEFFREY P. KRUGER, HER POWER OF ATTORNEY, THIS 15th DAY OF June, 2006.
WITNESS MY HAND AND OFFICIAL SEAL.

Glenda Brown CPS NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-10-08

GLENDA BROWN CPS NOTARY PUBLIC COUNTY OF PARK STATE OF WYOMING MY COMMISSION EXPIRES APRIL 10, 2008



LOCATION MAP

SCALE: 1" = 2000'

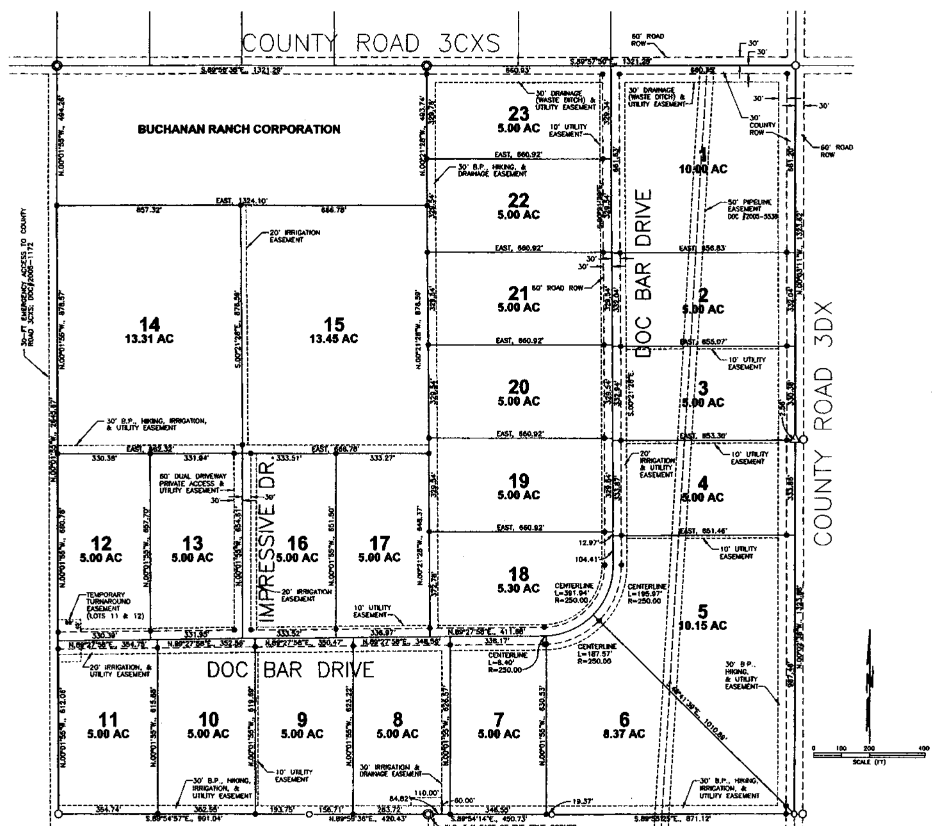
LEGEND

- ○ PIPE
- △ FOUND RAILROAD SPIKE
- ○ FOUND ALUMINUM CAP MONUMENT
- ◎ FOUND BRASS CAP MONUMENT
- ● SET BRASS CAP MONUMENT
- • SET 2" DIA. ALUMINUM CAP MONUMENT
- ——— SUBDIVISION BOUNDARY
- - - - - COUNTY ROAD R.O.W
- .... EASEMENTS
- (N.00°24'15"E.) RECORD DIMENSIONS SHOWN THUS
- B.P. BRIDLE PATH

PERMANENT MONUMENTS WILL BE SET AFTER CONSTRUCTION IS COMPLETED.

NOTES

1. TOTAL AREA = 145.58 ACRES. LOT ACREAGES SHOWN ARE GROSS ACRES.
2. BASIS OF BEARING IS S.89°58'38"E. ALONG THE NORTH LINE OF SAID NE1/4NW1/4.
3. "B.P." DENOTES BRIDLE PATH EASEMENT.
4. LOT DIMENSIONS ARE TO ROAD R.O.W. CENTERLINE. MONUMENTS ARE AT EDGE OF R.O.W..



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.

Alan L. Siggins
CHAIRMAN: ALAN SIGGINS

ATTEST: Karen Carter
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

DATE: June 16, 2006

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 20th DAY OF December, 2005.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 16th DAY OF June, 2006.

Marie Fontaine
CHAIRMAN-PARK COUNTY COMMISSIONERS

ATTEST: Karen Carter
PARK COUNTY CLERK

DATE: June 16, 2006

STATE OF WYOMING COUNTY CLERK PARK COUNTY

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 20th DAY OF June, 20 06, AND FILED FOR RECORD AT [illegible] UNDER DOCUMENT NUMBER 2006-4778 IN PLAT CABINET F AT PAGE 125.
(4778)

KAREN CARTER
PARK COUNTY CLERK AND RECORDER

Christine Eck
BY: DEPUTY COUNTY CLERK

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF PARK

I, DONALD J. LIVINGSTON OF ENGINEERING ASSOCIATES, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF BLOCK #2, BUCHANAN PARK SUBDIVISION WAS MADE 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.

DATED THIS 5th DAY OF June, 20 06.

Professional Engineer (Civil) & Land Surveyor DONALD J. LIVINGSTON 647 WYOMING

– FINAL PLAT OF –

BLOCK #2
BUCHANAN PARK SUBDIVISION

– LOCATED IN –

LOT 52
RESURVEY T.52N., R101W., 6th P.M.
PARK COUNTY, WYOMING

– PREPARED BY –

PREPARED BY: ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 1900
CODY, WYOMING 82414

CRA, RAD

JOB NO. 04039.00 F.B. NO. 422
M:\04039\Phase 2\acad\FINAL2+FINAL PLAT 11/22/05
REV: 06/05/06

SHEET 1 OF 1

ALTERATION OF THIS PLAT OTHER THAN BY THE ABOVE CERTIFYING PROFESSIONAL ENGINEER AND LAND SURVEYOR OR AS OTHERWISE ALLOWED BY LAW MAY AFFECT LIABILITY FOR THE ACCURACY OF SAID PLAT