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 9, now a Part of Lot 51, Resurvey Township 52 North, Range 101 West, 6th P.M., Park County, Wyoming, more particularly described as follows:

ALL of the E½E½ of said Section 9 known as Lot 51, Resurvey, EXCEPTING the N½NE¼NE¼NE¼ of Section 9; the described tract of land contains 155.35 acres, more or less;

LOCATED IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF BLOCK #4, 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 THEREON 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 14th DAY OF December, 2009.

JEFFREY P. KRUGER

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

STATE OF WYOMING }ss
COUNTY OF PARK

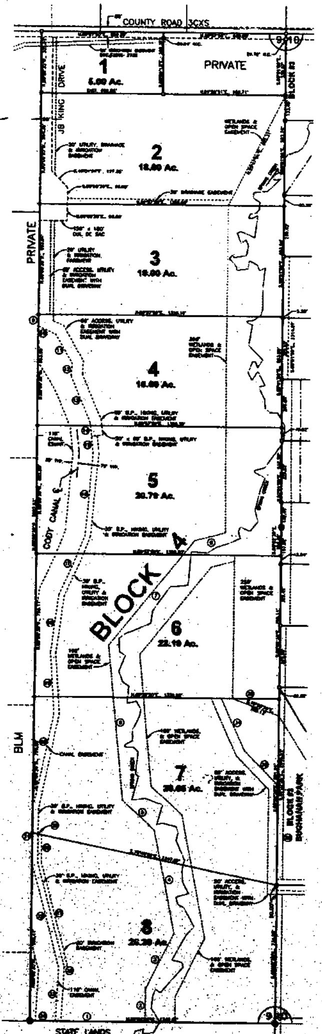
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY JEFFREY P. KRUGER AND CLAUDIA J. KRUGER BY JEFFREY P. KRUGER, HER POWER OF ATTORNEY. THIS 14th DAY OF DECEMBER, 2009.
WITNESS MY HAND AND OFFICIAL SEAL.

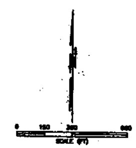
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 20, 2012

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 2½:1 (TWO 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 HEREIN, 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, DRIVEWAYS, 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 HAS BEEN PROVIDED 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 TIMELY 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 [illegible]
14. SEVERABILITY. [illegible]
15. UTILITIES. [illegible]
16. AGRICULTURE. [illegible]
17. ACCESS. [illegible]
18. [illegible]
19. [illegible]





160' WETLANDS AND OPEN SPACE AREA EASTERLY OF DESCRIBED LINE.

1. S.89°56'24"E., 622.55' (TIE)
2. N.60°08'37"E., 174.35'
3. N.28°40'52"E., 329.37'
4. N.11°27'05"W., 361.28'
5. N.47°58'46"W., 234.43'
6. N.05°56'46"W., 834.96'
7. N.30°05'14"E., 724.67'
8. N.75°28'45"E., 189.79'

A. CODY CANAL EASEMENT A MAXIMUM OF 110' WESTERLY OF DESCRIBED LINE. (10 – 23)
B. 60' ACCESS, B.P., HIKING, UTILITY & IRRIGATION EASEMENT 60' EASTERLY OF DESCRIBED LINE. (10 – 14)
C. 30' B.P., HIKING, UTILITY & IRRIGATION EASEMENT 30' EASTERLY OF DESCRIBED LINE. (15 – 23)

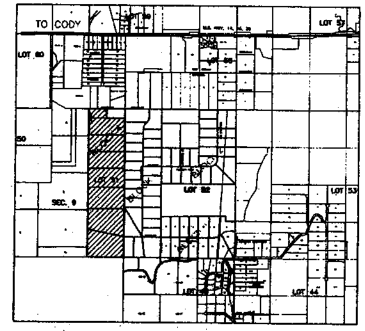
9. S.04°00'30"E., 62.02' (TIE)
10. S.06°24'57"E., 106.10'
11. S.30°37'46"E., 179.36'
12. S.03°43'35"W., 69.26'
13. S.22°54'00"E., 398.22'
14. S.06°08'56"E., 75.24'
15. S.06°08'56"E., 82.72'
16. S.05°31'57"W., 441.36'
17. S.23°33'01"W., 343.66'
18. S.06°01'54"W., 314.46'
19. S.04°30'04"E., 326.56'
20. S.11°55'56"W., 321.67'
21. S.00°00'30"E., 290.50'
22. S.15°32'30"E., 572.66'
23. S.02°41'12"W., 263.50'
24. N.89°56'37"W., 140.06' (TIE)

20' IRRIGATION EASEMENT
20' WESTERLY OF DESCRIBED LINE

25. S.78°40'06"E., 51.00' (TIE)
26. S.00°00'30"E., 146.51'
27. S.13°32'30"E., 570.65'
28. S.74°27'30"W., 30.00' (TIE)

50' ACCESS, UTILITY, & IRRIGATION EASEMENT WITH DUAL DRIVEWAY 50' WESTERLY OF DESCRIBED LINE

29. N.00°02'35"W., 531.80'
30. N.40°02'10"W., 258.36'
31. N.24°28'01"W., 304.78'
32. N.89°57'50"E., 308.77' (TIE)



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
	CENTERLINE CODY CANAL
(N.00°24'15"E.)	RECORD DIMENSIONS SHOWN THUS
B.P.	BRIDLE PATH
9	ORIGINAL SURVEY SECTION NUMBERS

NOTES

1. TOTAL AREA = 155.35 ACRES. LOT ACREAGES SHOWN ARE GROSS ACRES.
2. BASIS OF BEARING IS S.89°57'50"E. ALONG THE NORTH LINE OF E1/2E1/2 OF LOT 51.
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.
5. "WETLANDS & OPEN SPACE" EASEMENTS DO NOT ALLOW ANY PERMANENT IMPROVEMENTS TO BE CONSTRUCTED WITHIN THE DEFINED AREAS.

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.

CHAIRMAN:

ATTEST:
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

DATE: Oct 19, 2009

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 15 DAY OF Dec., 2009.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 15 DAY OF Dec., 2009.

CHAIRMAN—PARK COUNTY COMMISSIONERS

ATTEST: PARK COUNTY CLERK — DATE: 12-15-09

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 15 DAY OF Dec. 2009 AND FILED FOR RECORD UNDER DOCUMENT NUMBER [illegible] IN PLAT CABINET K AT PAGE 39.

KELLY JENSEN
PARK COUNTY CLERK AND RECORDER

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 #4, 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.

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 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.
WE HEREBY AGREE THAT THE FOREGOING SUBDIVISION OF BLOCK #4, 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 14th DAY OF December, 2009.

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 14th DAY OF DECEMBER, 2009.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 20, 2012

– FINAL PLAT OF –

BLOCK #4 BUCHANAN PARK SUBDIVISION

– LOCATED IN –

E½E½ LOT 51
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, RAO

JOB NO. 04039.00 F.B. NO. 422 & 435
M:\04039\Phase 4\Basemap2008+FINAL PLAT 12/09/08
REV: 12/10/09

SHEET 1 OF 1