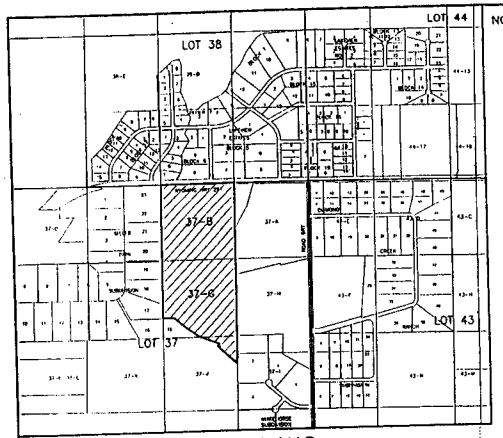
NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED. DOMESTIC WATER TO BE PROVIDED BY THE NORTHWEST RURAL WATER DISTRICT SYSTEM. NO RIPARIAN RIGHTS. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.



LOCATION MAP

SCALE: 1" = 1000'

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 1:1 (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 CONTROL AT ALL TIMES.

4) ROADS AND SIGNAGE. ALL SIGNAGE, BOTH CONSTRUCTION AND FINAL, 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.

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 COVENANTS, RESTRICTIONS, STIPULATIONS, AGREEMENTS, AND COVENANTS THEREIN 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, EACH CONDITION 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 SURVEY 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 NETWORK/HOP 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 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.

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 ELECTRIC SERVICE WITHIN AND THROUGHOUT THE SUBDIVISION, 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, FUES, 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.

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 16TH DAY OF AUGUST, 2004.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 16TH DAY OF AUGUST, 2004.

CHAIRMAN - PARK COUNTY COMMISSIONERS

ATTEST: Karen Carter
PARK COUNTY CLERK

DATE: August 16, 2004

STATE OF WYOMING COUNTY CLERK PARK COUNTY

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:
TOWNSHIP 52 NORTH, RANGE 103 WEST, 6TH P.M., PARK COUNTY, WYOMING, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING:

NW 1/4 NE 1/4 SECTION 36, ALSO KNOWN AS LOT 37B, AND

SW 1/4 NE 1/4 SECTION 36, ALSO KNOWN AS LOT 37C, EXCEPTING A PORTION OF LOT 37D DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 37C OF LOT 37 RESURVEY, FORMERLY BEING SECTION 36, ACCORDING TO THE ORIGINAL SURVEY IN T.52N., R.103W., 6th P.M., PARK COUNTY, WYOMING; THENCE N.00°09'06"E. ALONG THE WEST BOUNDARY OF SAID LOT 37C, RESURVEY, FOR A DISTANCE OF 237.0 FEET; THENCE S.51°46'00"E. FOR A DISTANCE OF 204.36 FEET; THENCE S.51°46'00"E. FOR A DISTANCE OF 237.0 FEET; THENCE S.87°25'00"E. FOR A DISTANCE OF 204.36 FEET; THENCE S.51°46'00"E. FOR A DISTANCE OF 237.0 FEET; THENCE S.87°25'00"E. FOR A DISTANCE OF 278.56 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 37C, RESURVEY; THENCE S.59°27'00"E. FOR A DISTANCE OF 278.56 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 37C, RESURVEY; THENCE S.89°41'00"W. ALONG SAID SOUTH BOUNDARY OF LOT 37C, RESURVEY, FOR A DISTANCE OF 845.0 FEET TO THE SOUTHWEST CORNER OF LOT 37C, RESURVEY, AND TO THE POINT OF BEGINNING. SAID TRACT OF LAND TO CONTAIN 3.156 ACRES, MORE OR LESS.

AND

A PORTION OF THE NW 1/4 SE 1/4 SECTION 36 ALSO KNOWN AS LOT 37A, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 37C, WHICH IS ALSO THE NORTHEAST CORNER OF LOT 37J OF LOT 37, RESURVEY, FORMERLY BEING SECTION 36, ACCORDING TO THE ORIGINAL SURVEY, IN T.52N., R.103W., 6th P.M., PARK COUNTY, WYOMING; THENCE S.00°05'00"W. ALONG THE EAST BOUNDARY OF LOT 37J, RESURVEY, FOR A DISTANCE OF 300.0 FEET; THENCE N.48°33'00"W. FOR A DISTANCE OF 480.88 FEET; THENCE N.42°40'00"E. FOR A DISTANCE OF 58.0 FEET; THENCE N.89°30'00"E. FOR A DISTANCE OF 390.64 FEET TO A POINT ON THE BOUNDARY BETWEEN LOTS 37D AND 37J, RESURVEY; THENCE ALONG SAID BOUNDARY FROM THE SOUTHWEST CORNER OF LOT 37D, RESURVEY; THENCE N.89°41'00"E. ALONG THE BOUNDARY BETWEEN LOTS 37D AND 37J, RESURVEY, FOR A DISTANCE OF 686.00 FEET TO THE NORTHEAST CORNER OF LOT 37J, RESURVEY, AND TO THE POINT OF BEGINNING. SAID TRACT OF LAND TO CONTAIN 3.296 ACRES, MORE OR LESS.

LOCATED IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF CALLEN WEST SUBDIVISION, CONTAINING 80.1 ACRES OF LAND, AND HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO 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-WAYS AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY AND IRRIGATION EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER INSTALLATION AND MAINTENANCE OF UTILITY LINES AND COUNTY OF PARK FOR USE BY UTILITY AND IRRIGATION COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR SHEETS 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 12 DAY OF August, 2004.

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

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 12 DAY OF August, 2004.
WITNESS MY HAND AND OFFICIAL SEAL.

Linda Brown CB NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-10-08

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 SAID DECISION, OMISSION 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 CALLEN WEST SUBDIVISION AS IT APPEARS ON THIS PLAT, IS WITH OUR FREE CONSENT, AND IS 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 12 DAY OF August, 2004.

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

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 12 DAY OF August, 2004.
WITNESS MY HAND AND OFFICIAL SEAL.

Linda Brown CB NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-10-08

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF PARK }

I, DONALD J. LANNISTON OF ENGINEERING ASSOCIATES, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF CALLEN WEST 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 12TH DAY OF AUGUST, 2004.

Donald Lanniston 647 REGISTERED LAND SURVEYOR STATE OF WYOMING 08/12/04

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 16 DAY OF August, 2004, AND FILED FOR RECORD AT 12:15 PM UNDER DOCUMENT NUMBER 2004-6128 IN PLAT CABINET G AT PAGE 189.

KAREN CARTER
PARK COUNTY CLERK AND RECORDER

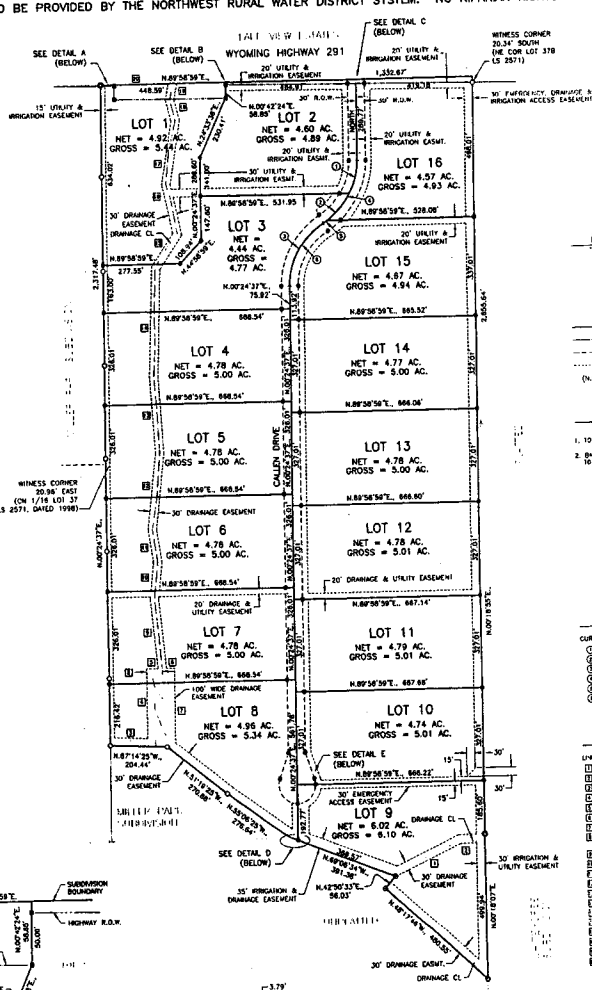
BY: A Atkinson
DEPUTY COUNTY CLERK

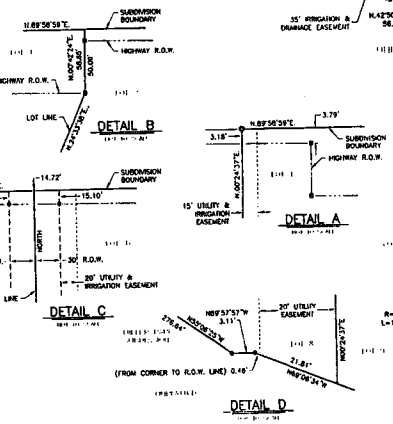
PLANNING COMMISSION RECOMMENDATION

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: ALAN SIGGINS

ATTESTED BY: Karen Carter
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY





LEGEND

- ○ FOUND ALUMINUM CAP MONUMENT
- ⊕ FOUND BRASS CAP MONUMENT
- △ FOUND RAILROAD SPIKE
- ■ FOUND HIGHWAY R.O.W. MONUMENT
- • SET 2" DIA. ALUMINUM CAP MONUMENT
- SUBDIVISION BOUNDARY
- HIGHWAY BOUNDARY
- COUNTY ROAD R.O.W.
- EASEMENTS
- (N.00°24'15"E.) RECORD DIMENSIONS SHOWN THUS

NOTES

1. TOTAL AREA = 81.5 ACRES
2. BASIS OF BEARING IS N.89°58'59"E. FROM THE NW CORNER OF LOT 37B TO THE NE CORNER OF LOT 37B.

ROAD CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	250.00'	32°34'28"	124.72'	63.89'	123.44'	N.14°13'14"E.
C2	250.09'	31°25'45"	137.15'	70.37'	135.47'	N.44°17'21"E.
C3	250.09'	59°35'31"	260.12'	143.21'	248.55'	S.30°12'55"W.
C4	250.09'	59°35'31"	260.12'	143.21'	248.55'	S.29°12'25"W.
C5	250.09'	59°35'31"	260.12'	143.21'	248.55'	S.30°12'25"W.

EASEMENTS LINE TABLE

LINE	BEARING	DISTANCE	DESCRIPTION
L1	N.89°58'59"E.	258.54'	SOUTH LINE
L2	N.89°09'05"E.	57.31'	SOUTH LINE
L3	S.87°14'25"E.	135.11'	TIE TO SW CORNER OF DRAINAGE EASEMENT
L4	N.00°24'37"E.	243.78'	DRAINAGE EASEMENT ON LOT 7 & 8
L5	N.89°58'59"E.	40.86'	DRAINAGE EASEMENT ON LOT 7
L6	N.89°58'59"E.	29.23'	"
L7	N.00°24'37"E.	283.43'	DRAINAGE EASEMENT ON LOT 7 & 8
L8	N.89°58'59"E.	55.72'	TIE FROM NW CORNER DRAINAGE EASEMENT TO CENTERLINE OF DRAIN (LINE 9)
L9	N.04°52'15"W.	248.99'	CENTERLINE OF EASEMENT
L10	N.06°42'38"E.	127.11'	"
L11	N.08°15'30"W.	115.57'	"
L12	N.06°40'31"E.	273.09'	"
L13	N.03°28'33"W.	286.94'	"
L14	N.02°21'34"E.	278.07'	"
L15	N.34°43'57"E.	140.76'	"
L16	N.12°31'26"W.	172.29'	"
L17	N.08°18'34"E.	231.17'	"
L18	N.13°45'18"W.	76.97'	"
L19	N.10°14'56"E.	82.28'	LAST COURSE OF DRAIN CENTERLINE
L20	N.89°58'59"E.	257.51'	TIE TO NW CORNER OF LOT 1

- FINAL PLAT OF -

CALLEN WEST SUBDIVISION

- LOCATED IN -

Lot 37
RESURVEY T.52N., R.103W., 6TH P.M.,
PARK COUNTY, WYOMING

- PREPARED BY -

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

MRD

JOB NO 03059.01 F.B. NO 410
05/09/04 03059-03059-BASE.DWG

SHEET 1 OF 1