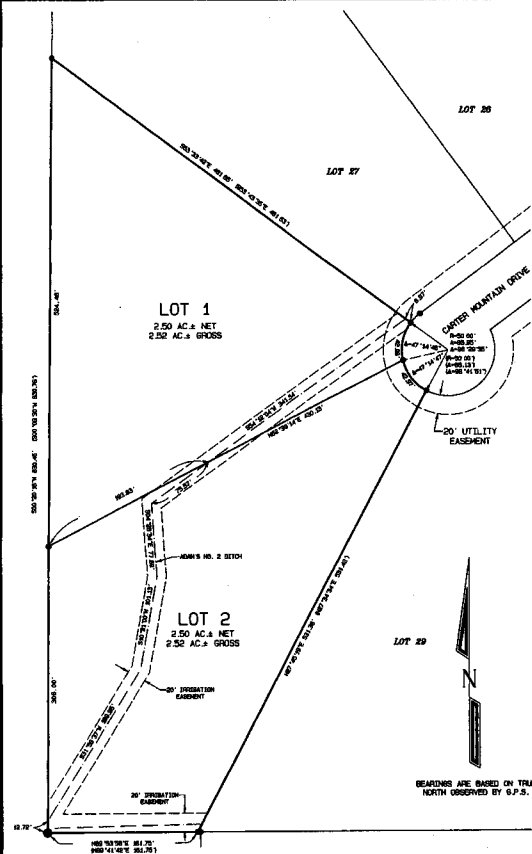


T.53 N., R.101 W.  
(RESURVEY)



PLAN  
SCALE 1" = 60'

BEARINGS ARE BASED ON TRUE NORTH UNSUBSIDY BY G.P.S.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED

LEGEND

- 5/8" WIDE WITH 3/4" ALUM. CAP SET
- 1/4" WIDE WITH ALUM. CAP FRAME
- BRASS CAP POINT
- RECORD DIMENSIONS SHOWN THIS
- SUBDIVISION BOUNDARY & LINE HEIGHT
- DITCH CENTERLINE

EASEMENTS OF RECORD

- ACCORDING TO TITLE POLICY NO. 11-1488-B, SCHEDULE B:
1. THIRTY FOOT UTILILITY EASEMENT ALONG THE SOUTHERN BOUNDARY, NORTHERN NO. 2 DITCH RESTRICTING THE LOT AND A 30 FOOT UTILITY EASEMENT ACROSS THE EAST LOT LINE, ALL AS SHOWN ON RECORDS PLAT OF SEVEN MOUNTAIN SUBDIVISION.
  2. RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION LINE AND NECESSARY EASEMENTS GRANTED TO ADJOINING PARTIES BY DEED AS CONSIDERED BY INSTRUMENT RECORDED JANUARY 26, 2004 BY BOOK 314 AT PAGE 538 AND ADJUST ALL THIS TO BE BOOK 315 AT PAGE 224 OF THE RECORDS OF PARK COUNTY, WYOMING. (SEE INSTRUMENT)

BOARD OF COUNTY COMMISSIONERS  
APPROVAL AND SUBDIVISION PERMIT

THIS PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, THIS 5th DAY OF September, 2006  
*Maura Carter*  
CHAIRMAN - MARTIE FONTAINE  
ATTEST:  
*Maura Carter*  
PARK COUNTY CLERK - KAREN CARTER  
DATE: September 5, 2006

NOTES

- ACCORDING TO TITLE POLICY NO. 11-1488-B, SCHEDULE B:
1. PROPERTY IS BELIEVED WITHIN THE SEVEN MOUNTAIN WATER ASSOCIATION AND MAY BE SUBJECT TO SPECIAL ASSESSMENTS WHICH PROVIDE OWNERS AN SET OUT BY BY-LAW NUMBER JUNE 14, 1994 IN PARAGRAPH 3 AT PAGE 273 OF THE RECORDS OF PARK COUNTY, WYOMING.
  2. PROPERTY IS BELIEVED WITHIN THE SEVEN MOUNTAIN WATER ASSOCIATION AND MAY BE SUBJECT TO SPECIAL ASSESSMENTS WHICH PROVIDE OWNERS AN SET OUT BY BY-LAW NUMBER JUNE 14, 1994 IN PARAGRAPH 3 AT PAGE 273 OF THE RECORDS OF PARK COUNTY, WYOMING.

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 5th DAY OF September, 2006, AND FILED FOR RECORD AT 1:26 P.M. UNDER DOCUMENT NUMBER 2006-7007  
IN PLAT CABINET 2E AT PAGE 144  
KAREN CARTER  
PARK COUNTY CLERK AND RECORDER  
*Maurice Cat*  
DEPUTY COUNTY CLERK

PLATTING CONDITIONS

1. RIGHT-OF-WAY: The right-of-way for ingress and egress for service and emergency vehicles is granted over, across, and through any and all private roads and drives not as hereinafter established.
2. DRIVEWAYS: Driveway grades in excess of 10% shall be prohibited and driveways with an 8-foot average grade shall be no greater than 50 feet in length. The minimum inside turning radius at any point of any driveway shall be 20 feet.
3. 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 stem slopes and banks shall be constructed to maintain a slope not steeper than 1 1/2:1 base and one-half units of horizontal length to one unit of vertical length.
4. 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 govern and control at all times.
5. ROADS AND SIGNAGE: All signage, both construction and final, shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All signs shall be constructed in compliance with the Park County Subdivision Regulations and design specifications included herein.
6. 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.
7. VIOLATION AND/OR REMEDY: The conditions, restrictions, stipulations, agreements, and covenants herein shall not be waived, abandoned, interrupted, nor amended except by unanimous written consent of the property owners, and consent of the Board of County Commissioners.
8. EMPLOYMENT: 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.
9. SALE OF LOTS OR SUBDIVISION IMPROVEMENT AGREEMENT: No lots, parcels, or other units of land shall be conveyed until and unless all taxes, irrigation, and other recurring improvements have been completed and the Board of Park County Commissioners has authorized said conveyance by recorded letter of approval to convey land within the subdivision, or by a performance bond, letter of credit, or other sufficient financial commitment to assure that the facilities proposed shall be in fact completed as proposed.
10. VACATION: This subdivision may be partially vacated pursuant to applicable State law or County rules and regulations.
11. 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.
12. 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. Furthermore, there shall be provisions in the documents relating to said association, district, or other entity which shall assure payment of fees in an amount which is adequate to accomplish the maintenance of common roads, irrigation facilities and any other common facilities in a safe manner. Such association, district or other common entity shall be approved, authorized, and required to perform such maintenance and operation of the irrigation system.
13. ROAD CONSTRUCTION AND ACCEPTANCE: The County shall not accept the maintenance of any road or bridge within the boundaries of Carter Mountain Subdivision until and unless the road or bridge meets all county road and bridge specifications and all requirements of the Statutes of the State of Wyoming in effect at the time of the application for acceptance filed with the Park County Board of Commissioners. The Board of County Commissioners shall have sole authority to determine whether or not to accept maintenance. Nothing shall prevent the Board of County Commissioners to assume maintenance.
14. 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. Runoff shall be detained on-site until it can be infiltrated and preserved undisturbed. Park County is not responsible for the maintenance of said drainage channels.
15. OUST: Oust 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.
16. SUSTAINABILITY: Investigation of any of these restrictions or agreements by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.
17. COVENANTS: THE COVENANTS AND RESTRICTIONS OF THE SEVEN MOUNTAIN SUBDIVISION SHALL CONTINUE TO APPLY TO ALL LOTS OF THE CARTER MOUNTAIN SUBDIVISION.
18. UTILITIES: All utilities shall be underground.
19. WATER AND SEWER: If a water line connected to a sewage treatment plant is located within 400 feet of this subdivision, and the sewage treatment plant operator agrees to accept the sewage, all lots shall be connected to the water line at the owner's expense. If a water line connected to a water treatment plant is located within 400 feet of this subdivision, and the water treatment plant operator agrees to serve this subdivision, all lots shall be connected to the waterline at the owner's expense.
20. IRRIGATION: All irrigation upon all lots within the "CARTER MOUNTAIN SUBDIVISION" shall be by sprinkler irrigation only. There shall be NO FLOOD IRRIGATION within said lots.

AGREEMENT AND APPROVAL

IN CONSIDERATION OF THE BOARD OF PARK COUNTY COMMISSIONERS' DETERMINATION OF THIS DIVISION OF LAND AS A "SUBDIVISION" AND "SUBDIVIDED LAND" AS NOTED HEREON:

THE UNDERSIGNED 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 THE UNDERSIGNED HEREBY AGREE TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PARK COUNTY IN ANY ACTION WHICH MAY ARISE IN CONNECTION WITH ANY AND ALL EASEMENTS, ENCUMBRANCES, OR INTERESTS IN THE LAND AND/OR OTHER INFORMATION WHICH THE UNDERSIGNED HAVE SUBMITTED IN CONNECTION WITH THIS REQUEST.

THE UNDERSIGNED HEREBY FURTHER ACKNOWLEDGE AND STATE UNDER OATH THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

THE UNDERSIGNED HEREBY FURTHER AGREE THAT THIS PLAT WHEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ESTABLISHES VESTED PROPERTY RIGHTS.

THE UNDERSIGNED HEREBY AGREE TO ABIDE BY THE CONDITIONS AND STIPULATIONS CONTAINED HEREIN.

IN WITNESS WHEREOF, WE HAVE CAUSED OUR NAMES TO BE HEREON SUBSCRIBED THIS 5th DAY OF September, 2006.  
*R. Ty Clark* SALLY JO CLARK  
(SIGNATURE)

ACKNOWLEDGMENT:  
STATE OF WYOMING)  
COUNTY OF PARK )  
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF September, 2006 BY R. TY CLARK AND SALLY JO CLARK.

WITNESS MY HAND AND OFFICIAL SEAL:  
*Mary C. Wilkins*  
(SIGNATURE)  
MARY C. WILKINS  
NOTARY PUBLIC (PRINTED NAME OF NOTARY)  
MY COMMISSION EXPIRES: November 4, 2008

CERTIFICATE OF SURVEYOR

I, PAUL A. BLOOM, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THE CARTER MOUNTAIN SUBDIVISION WAS MADE BY ME AND UNDER MY SUPERVISION AND WITH THE ACCURACY AND KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS.  
DATED THIS 4th DAY OF September, 2006  
*Paul A. Bloom*  
PAUL A. BLOOM (SIGNATURE)  
WYOMING REGISTRATION NO. 2332 LS

CERTIFICATE OF DEDICATION

WHEN ALL PERSONS BY THESE PRESENTS THAT R. TY CLARK AND SALLY JO CLARK, HUSBAND AND WIFE, ARE THE OWNERS OF THAT PORTION OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED AS DOCUMENT NO. 9750-076 IN THE BOOK OF DEEDS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF PARK COUNTY, WYOMING, THE BELONGERS OF THE CARTER MOUNTAIN SUBDIVISION ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 28 OF BLOCK 3 SEVEN MOUNTAIN SUBDIVISION ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLATS AT PAGE 158 OF THE RECORDS OF PARK COUNTY WYOMING.

THE ABOVE SUBDIVISION IS APPEARED ON THIS PLAT, IN WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDISPOSSED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, THE SAID OWNERS, R. TY CLARK AND SALLY JO CLARK, HUSBAND AND WIFE, HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS 5th DAY OF September, 2006.  
*R. Ty Clark* SALLY JO CLARK  
(SIGNATURE)

ACKNOWLEDGMENT:  
STATE OF WYOMING)  
COUNTY OF PARK )  
THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF September, 2006 BY R. TY CLARK AND SALLY JO CLARK.  
RECORDED AND FILED:  
WITNESS MY HAND AND OFFICIAL SEAL:  
*Mary C. Wilkins*  
(SIGNATURE)  
MARY C. WILKINS  
NOTARY PUBLIC (PRINTED NAME OF NOTARY)  
MY COMMISSION EXPIRES: November 4, 2008

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.  
*Maura Carter*  
CHAIRMAN - STEVE WILKER  
ATTEST:  
*Maura Carter*  
ACTING PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY  
DATE: March 14, 2006

APPROVALS

CITY PLANNING AND ZONING BOARD:  
APPROVED AS OF THE 18th DAY OF July, 2006 BY THE CITY PLANNING AND ZONING BOARD, CITY OF WYOMING.  
*Steve Wilker*  
CHAIRMAN - STEVE WILKER  
APPROVAL:  
APPROVED AS OF THE 18th DAY OF July, 2006 BY THE CITY COUNCIL OF CITY OF WYOMING.  
*Steve Wilker*  
ATTEST:  
*Steve Wilker*  
CITY CLERK

STATE OF WYOMING)  
COUNTY OF PARK )  
THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY HOOPER BEAMAN, HAYDEN AND SALLY BEAMAN, ADMINISTRATIVE SERVICES DIRECTOR. THIS 9th DAY OF September, 2006.  
*Sally Beaman*  
WITNESS MY HAND AND OFFICIAL SEAL:  
*Sally Beaman*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: July 9, 2008

PLAT SHOWING  
CARTER MOUNTAIN SUBDIVISION  
BEING  
LOT 28 OF SEVEN MOUNTAIN SUBDIVISION  
IN TRACT 73,  
T.53 N., R.101 W., 6TH PM., (RESURVEY)  
PARK COUNTY, WYOMING

