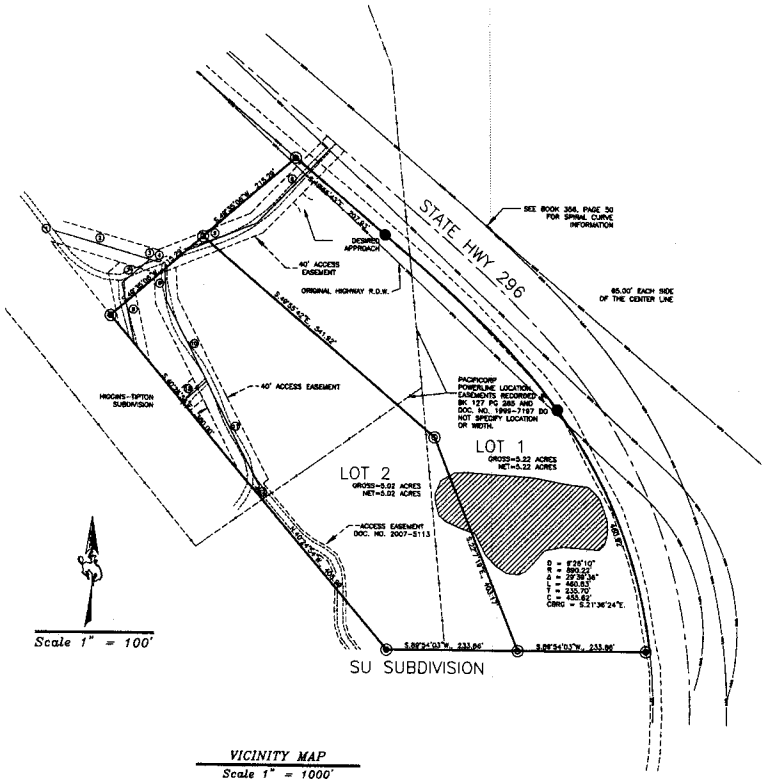
CAMPBELL & ASSOCIATES
LAND SURVEYORS CODY, WYOMING

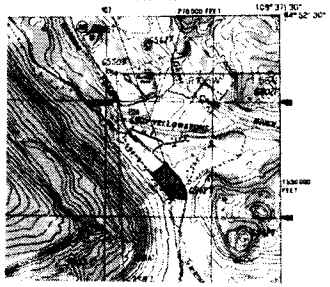


SU SUBDIVISION

VICINITY MAP

Scale 1" = 1000'

HUNTER PEAK QUADRANGLE
WYOMING-PARK CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



HUNTER PEAK QUADRANGLE MAP

LEGEND

- ◉ = Found Aluminum Cap
- ◎ = Set Aluminum Cap
- ● = Found Brass Cap
- ▨ = DRAINAGE COLLECITON AREA

CLAY BUTTE MINOR SUBDIVISION

SUBDIVISION PLATTING CONDITIONS

1. RIGHT-OF-WAY. THE RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES NOW OR HEREINAFTER ESTABLISHED.

2. COUNTY, STATE AND OTHER REGULATIONS. TO THE EXTENT THAT APPLICABLE COUNTY OR GOVERNMENTAL REGULATIONS, RULES, OR LAWS ARE MORE RESTRICTIVE THAN THE PARAGRAPHS HEREIN CONTAINED, SUCH APPLICABLE REGULATIONS SHALL SUPERSEDE AND GOVERN AT ALL TIMES.

3. EASEMENTS AND RESTRICTIONS RUN WITH THE LAND. THE EASEMENTS AND RESTRICTIONS HEREIN SET FORTH ARE BINDING UPON ALL OWNERS AND RESPECTIVE SUCCESSORS INTEREST AND RUN WITH THE LAND.

4. REVISIONS 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 OF PARK COUNTY.

5. ENFORCEMENT. IN CASE OF ANY VIOLATION OF THE PROVISIONS HEREON, THE BOARD OF COUNTY COMMISSIONERS MAY, IN ADDITION TO OTHER REMEDIES AT LAW, INCLUDING ANY ACTION FOR DAMAGES, 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 TO ENFORCEMENT OF SAME, EVEN THOUGH SUCH INACTION MAY BE OF LONG DURATION.

6. VACATION. THIS SUBDIVISION MAY BE VACATED OR PARTIALLY VACATED PURSUANT TO APPLICABLE STATE LAW OR COUNTY RULES AND REGULATIONS.

7. ROAD CONSTRUCTION AND ACCEPTANCE. THE COUNTY SHALL NOT ACCEPT THE MAINTENANCE OR ANY ROAD OR BRIDGE WITH THE BOUNDARIES OF THE PLATTED MINOR 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 A PETITION OF ACCEPTANCE IS FILED WITH THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY. THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE SOLE AUTHORITY TO DETERMINE WHETHER OR NOT TO ACCEPT MAINTENANCE. NOTHING SHALL REQUIRE THE BOARD OF COUNTY COMMISSIONERS TO ASSUME MAINTENANCE.

8. SEVERABILITY. INVALIDATION 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.

9. 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 1981 (W.S. 11-44-101). HISTORIC AGRICULTURAL USE MAY CAUSE NOISES, ODORS, DUST, FLIES, HIGH GROUND WATER, AND OTHER FACTORS THAT ARE CONSEQUENCES OF ACCEPTED AGRICULTURAL PRACTICES.

10. WEED MANAGEMENT. NO OWNER SHALL ALLOW OR PERMIT ANY NOXIOUS WEEDS TO GROW OR RIPEN UPON THEIR LOT. EACH OWNER SHALL REGULARLY MOW OR OTHERWISE DESTROY WEEDS WHICH MAY OTHERWISE BECOME UNSIGHTLY.

11. UTILITIES. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE OR BELOW GROUND AND ALL OTHER RELATED FACILITIES WITH 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 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.

12. LIGHTING STANDARDS: ALL OUTDOOR LIGHTING FIXTURES SHALL BE DESIGNED, AIMED, LOCATED, AND MAINTAINED TO SHIELD ADJACENT PROPERTIES AND NOT PRODUCE GLARE ONTO ADJACENT PROPERTIES OR ROADWAYS. LIGHTS MUST BE FULLY SHIELDED, DOWN DIRECTED AND SCREENED TO LIMIT TRESPASS TO 0.1 OF A FOOT-CANDLE AS MEASURED AT THE PROPERTY LINE. MOTION SENSOR LIGHTS MUST ONLY BE TRIGGERED BY MOTION WITH THE BOUNDARIES OF THEIR PROPERTY AND REMAIN LIT FOR DURATION OF 15 MINUTES OR LESS. LIGHTING INSTALLED FOR TEMPORARY HOLIDAY DISPLAYS, PUBLIC SAFETY, LIGHTING OF THE AMERICAN FLAG, TEMPORARY CONSTRUCTION, OR TRAFFIC CONTROL ARE EXEMPT. (CH. N 3-245).

PLANNING COMMISSION RECOMMENDATION

THE PARK COUNTY PLANNING AND ZONING COMMISSION HAS HEARD ALL OBJECTIONS TO THE PROPOSED SUBDIVISION AND RECOMMENDS THIS PLAT FOR APPROVAL.

CHAIRMAN: _____

ATTEST: _____
ACTING PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

DATE: _____

CERTIFICATE OF DEDICATION

KNOWN ALL PERSONS BY THESE PRESENT: THAT CRANDALL PROPERTIES, L.L.C., BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

TOWNSHIP 56 NORTH, RANGE 106 WEST, 6TH P.M., PARK COUNTY, WYOMING, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING.

SECTION 4 AND 5, M.E. SURVEY #177 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER 1, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION FOUR BEARS NORTH TWO MINUTES EAST TWENTY AND EIGHTY-HUNDREDTHS CHAINS DISTANCE; THENCE SOUTH EIGHTY-NINE DEGREES ONE MINUTE EAST EIGHTEEN AND SIXTY-ONE HUNDREDTHS CHAINS TO CORNER 2; THENCE SOUTH EIGHTY-EIGHT DEGREES THIRTY-NINE MINUTES EAST TWENTY-SEVEN AND FIFTY-TWO HUNDREDTHS CHAINS TO CORNER 3; THENCE SOUTH TWENTY-EIGHT DEGREES EIGHTEEN MINUTES WEST TWENTY-THREE AND NINETY-TWO HUNDREDTHS CHAINS TO CORNER 4; THENCE SOUTH ONE DEGREES FIFTY-FIVE MINUTES WEST THIRTEEN AND FORTY-FOUR HUNDREDTHS CHAINS TO CORNER 5; THENCE SOUTH THIRTY-SEVEN DEGREES FORTY-FIVE MINUTES EAST EIGHTEEN AND SIXTEEN HUNDREDTHS CHAINS TO CORNER 6; THENCE NORTH EIGHTY-THREE DEGREES THIRTEEN MINUTES WEST NINETEEN AND FIFTEEN HUNDREDTHS CHAINS TO CORNER 7; THENCE NORTH FIFTEEN DEGREES THIRTY-ONE MINUTES WEST TWENTY-THREE AND FORTY-TWO HUNDREDTHS CHAINS TO CORNER 8; THENCE NORTH FORTY DEGREES EIGHTEEN MINUTES WEST TWENTY-SEVEN AND FORTY-SIX HUNDREDTHS CHAINS TO CORNER 9; THENCE NORTH FIFTY DEGREES EIGHTEEN MINUTES WEST EIGHTEEN AND TWENTY-TWO HUNDREDTHS CHAINS TO CORNER 10; THENCE NORTH FIFTY-THREE DEGREES FORTY-THREE MINUTES EAST FIVE AND EIGHTY-FIVE HUNDREDTHS CHAINS TO CORNER 11; THENCE SOUTH FORTY-ONE DEGREES TWENTY-SIX MINUTES EAST SIX AND NINETY HUNDREDTHS CHAINS TO CORNER 12; THENCE SOUTH SIXTY-NINE DEGREES ONE MINUTE EAST THREE AND FIFTY-SIX HUNDREDTHS CHAINS TO CORNER 1, THE PLACE OF BEGINNING.

EXCEPTING THEREFROM STRATTON SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLATS, PAGE 22, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING.

AND FURTHER EXCEPTING LOTS 177-12, 177-19, 177-20, 177-25 AND 177-32 OF THE HIGGINS-TIPTON SUBDIVISION ACCORDING TO THE PLAT RECORDED IN BOOK "C" OF PLATS, PAGE 14, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING.

AND FURTHER EXCEPTING J-S SUBDIVISION ACCORDING TO THE PLAT RECORDED IN BOOK "F" OF PLATS, PAGE 52, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING.

AND FURTHER EXCEPTING LOT 1 OF THE CRANDALL SS-144 SIMPLE SUBDIVISION ACCORDING TO THE PLAT IN BOOK "J" OF PLATS, PAGE 36 ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF CLAY BUTTE MINOR SUBDIVISION HAVE LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND WE 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 UTILITY AND IRRIGATION EASEMENTS TO THE 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 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 CRANDALL PROPERTIES, LLC HAVE CAUSED THEIR NAME TO HEREON BE SUBSCRIBED THIS DAY 19 OF Nov, 2010.

Mallie Zickefoose 11-19-2010
MALLIE ZICKEFOOSE MANAGER DATE

STATE OF WYOMING }
} SS
COUNTY OF PARK }

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY MALLIE ZICKEFOOSE ON THIS 19th DAY OF Nov 2010.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/9/13

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 2nd DAY OF November 2010 A.D., IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 12th DAY OF November 2010.

CHAIRMAN - PARK COUNTY COMMISSIONERS

ATTEST: Wendi K Ritter DATE: 12.22.10
PARK COUNTY CLERK
Deputy

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 AM THE LEGAL TRUSTEES 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.

IN WITNESS WHEREOF, THE SAID TRUSTEE - MALLIE ZICKEFOOSE- HAVE CAUSED THEIR NAMES TO HEREON BE SUBSCRIBED THIS 19th DAY OF Nov 2010.

Mallie Zickefoose
MALLIE ZICKEFOOSE - TRUSTEE

DATE: 11-19-2010

STATE OF WYOMING }
} SS
COUNTY OF PARK }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY MALLIE ZICKEFOOSE ON THIS 19th DAY OF Nov 2010.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/9/13

SETBACK REQUIREMENTS

1. BUILDINGS/STRUCTURES
   - 75' FROM ALL LOT LINES, UTILITY EASEMENTS & IRRIGATION DITCHES
   - 100' FROM CLARKS FORK RIVER
2. SEPTIC TANKS
   - 10' FROM PROPERTY LINES
   - 5' FROM BUILDING/STRUCTURE
   - 25' FROM TREATED WATER LINES
   - 50' FROM OPEN DITCHES & FLOOD IRRIGATED LANDS
   - 50' FROM GROUND WATER WELLS
   - 100' FROM CLARKS FORK RIVER

GENERAL NOTES

1. NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED.
2. NO PUBLIC OR CENTRAL WATER SUPPLY SYSTEM PROPOSED.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. TOTAL AREA = 10.24 ACRES, MORE OR LESS.
5. BASIS OF BEARING IS GPS GRID NORTH.

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 CLAY BUTTE MINOR SUBDIVISION, 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.

Professional Land Surveyor — Paul R. Campbell — 9/24/10 — WYOMING REGISTRATION NO. 3971 LS

STATE OF WYOMING }
} SS
COUNTY OF PARK }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY PAUL R. CAMPBELL ON THIS 16th DAY OF November 2010.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES March 26, 2012

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 16 DAY OF November 2010, AND FILED FOR RECORD AT 3:24 P.M. UNDER DOCUMENT NUMBER 2011-7692 IN PLAT CABINET K AT PAGE 94.

Jerri Torgeson
PARK COUNTY CLERK AND RECORDER

BY: B Atkinson
DEPUTY COUNTY CLERK

FINAL PLAT

SHOWING
CLAY BUTTE MINOR SUBDIVISION,
BEING A SUBDIVISION OF LOT 2,
CRANDALL SIMPLE SUBDIVISION #144
Resurvey T.56N., R106W., 6th P.M.,
Park County, Wyoming

C&A CAMPBELL & ASSOCIATES CODY, WYOMING — LAND SURVEYING NOVEMBER, 2010

010-043 CLAYBUTTE FINAL.dwg